

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  
NOVEMBER 5, 2019  
9:00 A.M.**

**1. CALL SESSION TO ORDER**

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

2.1	<b>CASE 2018 - 464</b>	<b>OWNER(S):</b> WINDMILL HOLDINGS VI LLC <b>ADDRESS:</b> 18231 SW 60 STREET <b>FOLIO:</b> 5040 31 01 0395  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 005 - 120</b> – VIOLATION OF CERTIFICATE OF USE CONDITIONS OF APPROVAL TO WIT: LANDSCAPE MAINTENANCE BUSINESSANCILLARY TO NURSERIES ARE PROHIBITED. 2) <b>CODE SECTION 045 – 030 (C)(3)</b> – AGRICULTURAL VEHICLES BEING STORED ON PROPERTY THAT ARE NOT BEING USED ON THE PLOT.	<b>STATUS:</b> AMENDED FINAL ORDER ISSUED ON 10/01/19 TO COMPLY BY 11/04/19 OR TO APPEAR AT THE IMPOSITION HEARING ON 11/05/19
2.2	<b>CASE 2019 - 197</b>	<b>OWNER(S):</b> MORALES, CESAR <b>ADDRESS:</b> 5301 SW 198 TERRACE <b>FOLIO:</b> 5039 35 08 0200  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 005 – 120 (C)(1)</b> – CERTIFICATE OF USE IS BEING UTILIZED IN A MANNER THAT IS INCONSISTENT WITH, OR CONTRARY TO THE PROVISIONS OF THE CERTIFICATE OF USE. (OPERATING MOBILE BUSINESS FROM RESIDENCE SERVICING CUSTOMERS AT PROPERTY SITE, NOT ALLOWED)	<b>STATUS:</b> AMENDED FINAL ORDER ISSUED ON 08/06/19 TO COMPLY BY 08/16/19 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY UNTIL CORRECTED. TO APPEAR AT THE 11/05/19 IMPOSITION HEARING IF NOT IN COMPLIANCE.
2.3	<b>CASE 2019 - 205</b>	<b>OWNER(S):</b> JOAN E. KENNY AND JOAN ELLEN JENNY REV TR <b>ADDRESS:</b> 17125 SW 54 STREET <b>FOLIO:</b> 5040 32 02 0062  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 020 -030</b> – FAILURE TO MAINTAIN PROPERTY, GRASS IS OVERGROWN IN ALL AREAS OF THE	<b>STATUS:</b> AMENDED FINAL ORDER ON 10/01/19 TO COMPLY BY 11/04/19 OR A FINE IN THE AMOUNT OF \$250.00 PER DAY UNTIL COMPLIANCE. TO APPEAR AT THE 11/05/19 IMPOSITION HEARING IF NOT IN COMPLIANCE.

		<p>PROPERTY.</p> <p>2) <b>CODE SECTION 045 – 030 (D)(1)(2) –</b> OUTDOOR STORAGE OF JUNK AND DEBRIS.</p>	<b>COMPLIANCE PRIOR TO THE HEARING</b>
2.4	<b>CASE 2019 - 247</b>	<p><b>OWNER(S):</b> R FARMS LAND LLC  <b>ADDRESS:</b> 6601 SW 160 AVE  <b>FOLIO:</b> 5140 05 01 0076</p> <p><b>VIOLATION(S):</b></p> <p>1) <b>CODE SECTION 045 – 030 (C)(1), SECTION 045 – 050, SECTION 045 – 060, SECTION 030- 030(A), AND SECTION 020 – 040 (C)</b> TO WIT: CONDITION TO PROVIDE A BEST MANAGEMENT PLAN AND SUBMIT TO THE TOWN OF SOUTHWEST RANCHES.</p>	<p><b>STATUS:</b>  AMENDED FINAL ORDER ISSUED ON 10/01/19 TO COMPLY BY 11/04/19 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY. TO APPEAR AT THE IMPOSITION HEARING ON 11/05/19 IF NOT IN COMPLIANCE</p>
2.5	<b>CASE 2019 - 249</b>	<p><b>OWNER(S):</b> R FARMS LAND LLC  <b>ADDRESS:</b> 6450 SW 160 AVE  <b>FOLIO:</b> 5140 04 03 0110</p> <p><b>VIOLATION(S):</b></p> <p>1) <b>CODE SECTION 045 – 030 (C)(1), SECTION 045 – 050, SECTION 045 – 060, SECTION 030- 030(A), AND SECTION 020 – 040 (C)</b> TO WIT: CONDITION TO PROVIDE A BEST MANAGEMENT PLAN AND SUBMIT TO THE TOWN OF SOUTHWEST RANCHES.</p>	<p><b>STATUS:</b>  AMENDED FINAL ORDER ISSUED ON 10/01/19 TO COMPLY BY 11/04/19 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY. TO APPEAR AT THE IMPOSITION HEARING ON 11/05/19 IF NOT IN COMPLIANCE</p>

**3. NEW CASES**

3.1	<b>CASE 2019 - 242</b>	<p><b>OWNER(S):</b> CAILIS, EMMANUEL G  <b>ADDRESS:</b> 5470 HANCOCK ROAD  <b>FOLIO:</b> 5040 34 07 0010</p> <p><b>VIOLATION(S):</b></p> <p>1) <b>CODE SECTION 045 – 100 (A) –</b> BIRDS NOT BEING KEPT ACCORDING TO REQUIRED 50’ SETBACK</p> <p>2) <b>CODE SECTION FL STA 823.01 –</b> ALLOWING BIRDS TO CREATE NUISANCE TO WIT: CONTINUOUS SQUACKING THROUGHOUT THE ENTIRE DAY.</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 04/29/19, NOTICE OF HEARING ISSUED ON 06/13/19 TO APPEAR AT THE 07/02/19 NON COMPLIANCE HEARING, ORDER OF CONTINUANCE ISSUED ON 07/02/19 TO APPEAR AT THE NON COMPLIANCE HEARING ON 08/06/19, ORDER OF CONTINUANCE ISSUED ON 10/01/19 TO APPEAR AT THE 11/05/19 HEARING IF NOT IN COMPLIANCE.</p>
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3.2	CASE 2019 - 442	<p><b>OWNER(S):</b> RODRIGUEZ, LOURDES &amp; ANTONIO  <b>ADDRESS:</b> 18101 SW 55 STREET  <b>FOLIO:</b> 5040 31 01 0480</p> <p><b>VIOLATION(S):</b>  1) <b>CODE SECTION 005 – 080(A) –</b> WORK BEING DONE WITHOUT AN APPROVED PERMIT. WORK COMPLETED BEYOND SCOPE OF PREVIOUSLY APPROVED PERMIT</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 07/16/19, TO COMPLY BY 07/28/19, NOTICE OF HEARING ISSUED ON 10/04/19 TO APPEAR AT THE 11/05/19 HEARING IF NOT IN COMPLIANCE</p>
3.3	CASE 2019 - 478	<p><b>OWNER(S):</b> HAPPY TRAILS RANCH LLC  <b>ADDRESS:</b> 5410 SW 178 AVE  <b>FOLIO:</b> 5040 31 01 0093</p> <p><b>VIOLATION(S):</b>  1) <b>CODE SECTION 005 – 080 (A) –</b> FILLING / GRADING DONE WITHOUT APPROVAL AND PERMITS.</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 08/05/19 TO COMPLY BY 08/17/19. NOTICE OF HEARING ISSUED ON 09/09/19 TO APPEAR AT THE 11/05/19 HEARING IF NOT IN COMPLIANCE.</p>
3.4	CASE 2019 - 524	<p><b>OWNER(S):</b> HENRY, MILISSA PEREZ, MICHAEL  <b>ADDRESS:</b> 4900 SW 188 AVE  <b>FOLIO:</b> 5039 25 03 0130</p> <p><b>VIOLATION(S):</b>  1) <b>CODE SECTION 005 – 080 (A) –</b> FILLING DONE WITHOUT APPROVAL AND PERMIT</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 08/22/19 TO COMPLY BY 09/03/19. NOTICE OF HEARING ISSUED ON 09/06/19 TO APPEAR AT THE 11/05/19 HEARING IF NOT IN COMPLIANCE.</p>
3.5	CASE 2019 - 544	<p><b>OWNER(S):</b> TROCONIS CALDERON, JAVIER L  <b>ADDRESS:</b> 5401 SW 210 TERRACE  <b>FOLIO:</b> 5039 34 06 0010</p> <p><b>VIOLATION(S):</b>  1) <b>CODE SECTION 020 – 030(A) AND 020 – 040 (D) - FAILURE</b> TO MAINTAIN PROPERTY, GRASS IS OVERGROWN ON AREAS OF THE PROPERTY.</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 08/23/19 TO COMPLY BY 09/04/19, NOTICE OF HEARING ISSUED ON 09/06/19 TO APPEAR AT THE 11/05/19 HEARING IF NOT IN COMPLIANCE.</p>
3.6	CASE 2019 - 545	<p><b>OWNER(S):</b> MORALES, CESAR H/E LEON, RENE &amp; CABRERA, EDUARDO  <b>ADDRESS:</b> 5301 SW 198 TERRACE  <b>FOLIO:</b> 5039 35 08 0200</p> <p><b>VIOLATION(S):</b>  1) <b>CODE SECTION 005 – 080 (A) –</b> WORK DONE WITHOUT A PERMIT, ROOF STRUCTURE</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 08/23/19 TO COMPLY BY 09/04/19, NOTICE OF HEARING ISSUED ON 09/05/19 TO APPEAR AT THE 11/05/19 HEARING IF NOT IN COMPLIANCE.</p>

3.7	CASE 2019 –561	<b>OWNER(S):</b> DALFONSO, DANELL C OUTLAW, MICHAEL <b>ADDRESS:</b> 5648 SW 142 AVE <b>FOLIO:</b> 5040 34 01 0190  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 020 – 040 (D) –</b> FAILURE TO MAINTAIN PROPERTY TO WIT: CANAL BANK IN DISREPAIR DUE TO GOUGING	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 09/19/19 TO COMPLY BY 09/27,19, NOTICE OF HEARING ISSUED ON 10/09/19 TO APPEAR AT THE 11/05/19 HEARING IF NOT IN COMPLIANCE.
3.8	CASE 2019 – 585	<b>OWNER(S):</b> ZAMORA, ENRIQUE <b>ADDRESS:</b> 15910 SW 51 MANOR <b>FOLIO:</b> 5040 33 14 0010  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 005 -080 (A) –</b> FILLING DONE BEYOND THE SCOPE OF FILL PERMIT	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 09/06/19 TO COMPLY BY 09/18/19, NOTICE OF HEARING ISSUED ON 10/07/19 TO APPEAR AT THE 11/05/19 HEARING IF NOT IN COMPLIANCE.  <b>PAYMENT PRIOR TO THE  HEARING.</b>
3.9	CASE 2019 – 595	<b>OWNER(S):</b> OTERO, LEONARDO <b>ADDRESS:</b> 5021 SW 188 AVE <b>FOLIO:</b> 5039 36 02 0220  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 020 – 030 (A) AND  020 – 040 (D) –</b> FAILURE TO MAINTAIN PROPERTY, OVERGROWN GRASS IN ALL AREAS OF THE PROPERTY. 2) <b>CODE SECTION 045 – 030(D)(1) –</b> JUNK ITEMS AND DEBRIS SCATTERED THROUGHOUT PROPERTY. ITEMS NOT MEANT FOR OUTDOOR RESIDENTIAL STORAGE.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 09/10/19 TO COMPLY BY 09/22/19, NOTICE OF HEARING ISSUED ON 09/30/19 TO APPEAR AT THE 11/05/19 HEARING IF NOT IN COMPLIANCE.

#### 4. CITATIONS

4.1	CASE 2018C - 311	<b>OWNER(S):</b> ALEMAN, FRANCISCO E & EVA C <b>ADDRESS:</b> 6200 SW 185 WAY <b>FOLIO:</b> 5139 01 01 0095  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 16 - 19 –</b> BULK OUT ON A NON-PERMITTED DATE PER CODE	<b>STATUS:</b> WARNING NOTICE OF VIOLATION ISSUED ON 07/10/18 FOR BULK OUT ON 07/09/18, CIVIL VIOLATION 13694 ISSUED ON 10/03/19 FOR BULK OUT ON 10/01/19A NON- PERMITTED DATE PER CODE  <b>AMOUNT OF \$500.00 DUE TO  THE TOWN OF SOUTHWEST</b>
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			<b>RANCHES.</b>
4.2	<b>CASE 2018C - 446</b>	<b>OWNER(S):</b> ML 23 LLC <b>ADDRESS:</b> 5900 SW 172 AVE <b>FOLIO:</b> 5040 32 03 0012  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 16 - 19</b> – BULK OUT ON A NON-PERMITTED DATE PER CODE	<b>STATUS:</b> WARNING NOTICE OF VIOLATION ISSUED ON 10/08/18 FOR BULK OUT ON 10/05/18, CIVIL VIOLATION 13687 ISSUED ON 09/19/19 FOR BULK OUT ON 09/18/19 A NON- PERMITTED DATE PER CODE  <b>PAYMENT PRIOR TO THE HEARING.</b>
4.3	<b>CASE 2018C - 486</b>	<b>OWNER(S):</b> LEFEBVRE, CRYSTAL WESIER, JONATHAN & LYNDA <b>ADDRESS:</b> 13221 SHERIDAN STREET <b>FOLIO:</b> 5140 02 01 0355  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 16 - 19</b> – BULK OUT ON A NON-PERMITTED DATE PER CODE	<b>STATUS:</b> WARNING NOTICE OF VIOLATION ISSUED ON 10/23/18 FOR BULK OUT ON 10/19/19, CIVIL VIOLATION 13693 ISSUED ON 10/01/19 FOR BULK OUT ON 09/28/19 A NON- PERMITTED DATE PER CODE.  <b>PAYMENT PRIOR TO THE HEARING.</b>
4.4	<b>CASE 2018C - 575</b>	<b>OWNER(S):</b> MATTHEWS, EARNEST T & SANDRA J <b>ADDRESS:</b> 17610 SW 48 STREET <b>FOLIO:</b> 5040 30 00 0410  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 16 - 19</b> – BULK OUT ON A NON-PERMITTED DATE PER CODE	<b>STATUS:</b> WARNING NOTICE OF VIOLATION ISSUED ON 12/28/19 FOR BULK OUT ON 12/20/18, CIVIL VIOLATION 13691 ISSUED ON 09/25/19 FOR BULK OUT ON 09/24/19 A NON- PERMITTED DATE PER CODE.  <b>AMOUNT OF \$500.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.</b>
4.5	<b>CASE 2019C - 006</b>	<b>OWNER(S):</b> GONZALEZ, ALEXEY B H/E GONZALES, OLGA M <b>ADDRESS:</b> 6310 SW 185 WAY <b>FOLIO:</b> 5139 01 01 0085  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 16 - 19</b> – BULK OUT ON A NON-PERMITTED DATE PER CODE	<b>STATUS:</b> WARNING NOTICE OF VIOLATION ISSUED ON 04/23/19 FOR BULK OUT ON 04/22/19, CIVIL VIOLATION 13667 ISSUED ON 08/01/19 FOR BULK OUT ON 07/31/19 A NON- PERMITTED DATE PER CODE. VIOLATION VOID, CIVIL VIOLATION 13622 ISSUED ON 01/11/19 FOR BULK OUT ON 01/09/19

			<b>AMOUNT OF \$500.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.</b>
4.6	<b>CASE 2019C -168</b>	<b>OWNER(S):</b> KNORR, JOHN A & JESSICA C <b>ADDRESS:</b> 5410 SW 164 TERRACE <b>FOLIO:</b> 5040 32 05 0570  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 16 - 19</b> – BULK OUT ON A NON-PERMITTED DATE PER CODE	<b>STATUS:</b> WARNING NOTICE OF VIOLATION ISSUED ON 03/29/19 FOR BULK OUT ON 03/28/19, CIVIL VIOLATION 13647 ISSUED ON 05/29/19 FOR BULK OUT ON 05/26/19 A NON-PERMITTED DATE PER CODE. CIVIL VIOLATION VOID, CIVIL VIOLATION 13696 ISSUED ON 10/14/19 FOR BULK OUT ON 10/14/19.  <b>AMOUNT OF \$500.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.</b>
4.7	<b>CASE 2019C - 400</b>	<b>OWNER(S):</b> QUINTERO, FELIX R H/E PEREZ, ADA A <b>ADDRESS:</b> 4910 SW 186 AVE <b>FOLIO:</b> 5039 25 02 0088  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 16 - 19</b> – BULK OUT ON A NON-PERMITTED DATE PER CODE	<b>STATUS:</b> WARNING NOTICE OF VIOLATION ISSUED ON 06/22/19 FOR BULK OUT ON 06/22/19, CIVIL VIOLATION 13686 ISSUED ON 09/19/19 FOR BULK OUT ON 09/18/19 A NON-PERMITTED DATE PER CODE.  <b>PAYMENT PRIOR TO THE HEARING</b>
4.8	<b>CASE 2019A - 592</b>	<b>OWNER(S):</b> 16715 BERKSHIRE COURT TR SCOTT, RUSSELL TRSTEE <b>ADDRESS:</b> 16715 BERKSHIRE COURT <b>FOLIO:</b> 5040 32 16 0260  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 7 – 3(A)</b> – FALSE ALARM IN EXCESS OF (2) THIRD FALSE ALARM	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 09/09/19 FOR SECOND FALSE ALARM ON 08/19/19, CIVIL VIOLATION 13684 ISSUED ON 09/09/19 FOR THIRD FALSE ALARM ON 08/19/19  <b>PAYMENT PRIOR TO THE HEARING</b>

**5. REPEAT VIOLATIONS:**

5.1	<b>CASE 2016 -595</b>	<b>OWNER(S):</b> DUKE, TERRELL W JR & MICHELLE <b>ADDRESS:</b> 5611 SW 136 AVE <b>FOLIO:</b> 5040 34 01 0111	<b>STATUS:</b> <b>REPEAT VIOLATION NOTICE ISSUED ON 10/24/19.</b>
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		<b>VIOLATION(S):</b> 1) PRINCIPAL PROPERTY USE IS NOT PERMITTED, TO WIT: WELDING AND OTHER NON-AGRICULTURAL RELATED OPERATION	
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**6. RE-HEARINGS:**

<b>6.1</b>	<b>CASE</b>	<b>OWNER(S):</b> <b>ADDRESS:</b> <b>FOLIO:</b>  <b>VIOLATION(S):</b> 1)	<b>STATUS:</b>
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**7. FORECLOSURE REQUESTS**

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