

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 7, 2017
9:00 A.M.**

1. CALL SESSION TO ORDER

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

2.1	CASE 2017-046	OWNER(S): ALBERT E BLAIR ADDRESS: 17840 SW 70 PLACE FOLIO: 5140 06 03 0054 VIOLATION(S): 1) CODE SECTION 005-080 (A) – WORK BEING DONE WITHOUT PERMITS TO WIT: STALLS AND POLE BARN.	STATUS: AMENDED ORDER ISSUED ON 10/03/17 TO COMPLY BY 11/06/17 OR A FINE OF \$150.00 PER DAY. TO APPEAR AT THE 11/07/17 IMPOSITION HEARING IF NOT IN COMPLIANCE.
2.2	CASE 2017-339	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA INC. ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S): 1) CODE SECTION 095-030 (C) - FAILURE TO COMPLY WITH THE OUTDOOR LIGHTING STANDARD CODE TO WIT: LIGHTING RESULTING ON GLARE ONTO ADJACENT PROPERTIES.	STATUS: FINAL ORDER ISSUED ON 10/03/17 TO COMPLY BY 10/13/17 OR A FINE IN THE AMOUNT OF \$250 PER DAY UNTIL COMPLIED. ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00.
2.3	CASE 2017FF-354	OWNER(S): RANCHES AUTO CARE & TIRE INC % BRIDGESTONE FIRESTONE / TAX ADDRESS: 6500 DYKES ROAD FOLIO: 5140 04 13 0013 VIOLATION(S): 1) CODE SECTION 2012-030 SECTION 2, EXHIBIT A – FAILURE TO COMPLY WITH RESOLUTION 2012 – 031 TO WIT: ANNUAL FIRE SAFETY INSPECTION FEE NOT PAID.	STATUS: FINAL ORDER ISSUED ON 10/03/17 IMPOSED ORIGINAL FEE OF \$165.75, TO PAY WITHIN 10 DAYS. IF NOT PAID BY 10/13/17 A FINE OF \$250.00 PER DAY UNTIL COMPLIED. TO APPEAR AT THE 11/07/17 IMPOSITION HEARING IF NOT PAID. ADMINISTRATIVE FEE OF \$150.00. CORRECTION PRIOR TO THE HEARING

2.4	CASE 2017-371	<p>OWNER(S): PARDEE, JAMES A JR & BARBARA B ADDRESS: 6121 APPALOOSA TRAIL FOLIO: 5140 02 01 0050</p> <p>VIOLATION(S): 1) CODE SECTION 005-120 (B) – OPERATING A RESIDENTIAL COMMUNITY FACILITY WITHOUT A CERTIFICATE OF USE FROM THE TOWN.</p>	<p>STATUS:</p> <p>FOUND IN VIOLATION, GIVEN 30 DAYS TO CORRECT BY 11/06/17. IF NOT IN COMPLIANCE A FINE OF \$250.00 PER DAY UNTIL COMPLIED. ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00 ALSO, MUST HAVE A FIRE INSPECTION WITHIN 48 HOURS.</p>
2.5	CASE 2017-379	<p>OWNER(S): TROPICAL LANDSCAPE FARMS LLC ADDRESS: 5879 SW 178 AVE FOLIO: 5040 31 01 0390</p> <p>VIOLATION(S): 1) CODE SECTION 045-030 (R)– FAILURE TO OBTAIN DUMPSTER FOR NURSERY AS REQUIRED. 2) CODE SECTION 020-030 (A) – TRASH AND DEBRIS SCATTERED THROUGHOUT RIGHT OF WAY. (COMPLIED) 3) CODE SECTION 005-270 – FAILURE TO OBTAIN A PERMIT FOR THE USE OF THE RIGHT OF WAY TO WIT: STORAGE OF DEBRIS ON THE RIGHT OF WAY WITHOUT A PERMIT. (COMPLIED)</p>	<p>STATUS:</p> <p>FOUND IN VIOLATION, GIVEN 10 DAYS TO COMPLY, BY 10/13/17 OR A FINE IN THE AMOUNT OF \$250.00 PER DAY UNTIL CORRECTED. ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00. TO APPEAR AT THE 11/07/17 IMPOSITION HEARING.</p> <p>COMPLIED PRIOR TO THE HEARING CLOSE CASE</p>
2.6	CASE 2017-386	<p>OWNER(S): APPALOOSA FLORIDA LAND TR ADDRESS: 6830 SW 127 AVE FOLIO: 5140 02 01 0262</p> <p>VIOLATION(S): 1) CODE SECTION 020-030 (A) – OVERGROWN PROPERTY TO INCLUDE CANAL BANK. 2) CODE SECTION 020-040 – FAILURE TO MAINTAIN PROPERTY AS REQUIRED BY CODE TO WIT: PROPERTY IS FULL OF JUNK AND TRASH ALL AROUND.</p>	<p>STATUS:</p> <p>FOUND IN VIOLATION, GIVEN 10 DAYS OR BY 10/13/17 TO COMPLY OR A FINE OF \$250.00 PER DAY UNTIL CORRECTED. ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00. TO APPEAR AT THE 11/07/17 IMPOSITION HEARING.</p> <p>CORRECTION PRIOR TO THE HEARING</p>
2.7	CASE 2017-393	<p>OWNER(S): CAMACHO, ISRAEL SR ADDRESS: 5250 SW 210 TERRACE FOLIO: 5039 34 05 0010</p> <p>VIOLATION(S): 1) CODE SECTION 005-080 (A) – FAILURE</p>	<p>STATUS:</p> <p>FOUND IN VIOLATION, GIVEN 10 DAYS OR UNTIL 10/13/17 TO COMPLY. IF NOT IN COMPLIANCE A FINE IN</p>

		TO OBTAIN A PERMIT FOR FILL	THE AMOUNT OF \$250.00 PER DAY UNTIL CORRECTED. ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00. TO APPEAR AT THE 11/07/17 IMPOSITION HEARING.
2.8	CASE 2017-395	<p>OWNER(S): ANTHONY DIFEDE ADDRESS: 13600 E PALOMINO DRIVE FOLIO: 5040 34 01 0020</p> <p>VIOLATION(S):</p> <p>2) CODE SECTION 005-080 (A) – FAILURE TO OBTAIN A PERMIT FOR FILL, BARN EXTENSION, FENCE AND GRAVEL DRIVEWAY</p>	<p>STATUS:</p> <p>FOUND IN VIOLATION, GIVEN 10 DAYS OR UNTIL 10/13/17 TO COMPLY. IF NOT IN COMPLIANCE A FINE IN THE AMOUNT OF \$250.00 PER DAY UNTIL CORRECTED. ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00. TO APPEAR AT THE 11/07/17 IMPOSITION HEARING.</p> <p>NEW OWNER CLOSED CASE AND NEW NOTICE OF VIOLATION ISSUED TO NEW OWNER.</p>

3. NEW CASES

3.1	CASE 2017-400	<p>OWNER(S): MALETA, GREIDYS ADDRESS: 4901 SW 178 AVENUE FOLIO: 5040 31 01 0174</p> <p>VIOLATION(S):</p> <p>1) CODE SECTION 005-080 (A) – FAILURE TO OBTAIN A PERMIT.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 07/26/17 TO COMPLY BY 08/06/17, NOTICE OF HEARING ISSUED ON 10/03/17 TO APPEAR AT THE 11/07/17 HEARING.</p> <p>COMPLIED PRIOR TO THE HEARING CLOSE CASE</p>
3.2	CASE 2017-423	<p>OWNER(S): QUILODRAN, JULIO CESAR ADDRESS: 5820 SW 188 AVENUE FOLIO: 5039 36 05 0080</p> <p>VIOLATION(S):</p> <p>1) CODE SECTION 005-080 – FAILURE TO OBTAIN A PERMIT FOR FILL. 2) CODE SECTION 005-080 – FAILURE TO OBTAIN A PERMIT FOR PAVERS. 3) CODE SECTION 005-080 – FAILURE TO OBTAIN A PERMIT FOR A SLAB ON THE NORTH AND REAR OF THE PROPERTY.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 08/02/17 TO COMPLY BY 08/14/17, NOTICE OF HEARING ISSUED ON 9/19/17 TO APPEAR AT THE 11/07/17 HEARING.</p>

3.3	CASE 2017-447	<p>OWNER(S): GAIS, ANGELO ADDRESS: 5200 SW 210 TERRACE FOLIO: 5039 34 01 0150</p> <p>VIOLATION(S):</p> <ol style="list-style-type: none"> 1) CODE SECTION 020-030 – FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN INCLUDING RIGHT OF WAY. 2) CODE SECTION 005-040 – FAILURE TO MAINTAIN FENCE, FENCE IS IN DISREPAIR. 	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 08/17/17 TO COMPLY BY 08/29/17, NOTICE OF HEARING ISSUED ON 10/04/17 TO APPEAR AT THE 11/07/17 HEARING.</p>
3.4	CASE 2017-474	<p>OWNER(S): BUTLER, RICHARD ADDRESS: 5721 SW 136 AVENUE FOLIO: 5040 34 01 0060</p> <p>VIOLATION(S):</p> <ol style="list-style-type: none"> 1) CODE SECTION 075-060(E)(3) – OVERGROWN HEDGES TO WIT: FICUS TREES OVER THE MAXIMUM ALLOWED HEIGHT OF 8’0’. 	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 09/01/17 TO COMPLY BY 09/13/17, NOTICE OF HEARING ISSUED ON 10/04/17 TO APPEAR AT THE 11/07/17 HEARING.</p>
3.5	CASE 2017-490	<p>OWNER(S): SANCHEZ, ROBERTO & MIRIAM ADDRESS: 18390 SW 50 STREET FOLIO: 5040 31 01 0321</p> <p>VIOLATION(S):</p> <ol style="list-style-type: none"> 1) CODE SECTION 045 – 060, 045 – 050, 2017 – 014 AND 010 - 030 – USE OF PROPERTY NOT PERMITTED TO WIT: STORAGE OF VEGETATION NOT ORIGINATING FROM NURSERY, COMPOSTING 	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 09/20/17 TO COMPLY BY 09/30/17, NOTICE OF HEARING ISSUED ON 10/02/17 TO APPEAR AT THE 11/07/17 HEARING.</p> <p>COMPLIED PRIOR TO THE HEARING CLOSE CASE</p>
3.6	CASE 2017-495	<p>OWNER(S): AMEZQUITA, EDGAR COLLIER, FRANZ A ADDRESS: 6650 SW 189 WAY FOLIO: 5139 01 01 0056</p> <p>VIOLATION(S):</p> <ol style="list-style-type: none"> 1) CODE SECTION 045 – 060, 045 – 050, 2017 – 014 AND 010 - 030 – USE OF PROPERTY NOT PERMITTED TO WIT: STORAGE OF VEGETATION NOT ORIGINATING FROM NURSERY, COMPOSTING 2) CODE SECTION 045 – 030 (C)(1) – PARKING AND STORAGE OF VEHICLES NOT REGISTERED TO THE PROPERTY. 3) CODE SECTION 005 – 080 (A) – CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMITS. 	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 09/20/17 TO COMPLY BY 09/30/17, NOTICE OF HEARING ISSUED ON 10/02/17 TO APPEAR AT THE 11/07/17 HEARING.</p>

4. CITATIONS

4.1	CASE 2017A-083	OWNER(S): IGLESIAS CRISTIANA SENALES DE VIDA ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S): 1) CODE SECTION 7-3(A) – FALSE ALARM IN EXCESS OF TWO (2); 15 TH FALSE ALARM.	STATUS: CIVIL VIOLATION 13313 ISSUED ON 10/11/17
4.2	CASE 2017A-323	OWNER(S): ERICKSON, MURRAY ADDRESS: 12800 HUNTERS POINT FOLIO: 5140 02 08 0020 VIOLATION(S): 2) CODE SECTION 7-3(A) – FALSE ALARM IN EXCESS OF TWO (2); 4 TH FALSE ALARM.	STATUS: CIVIL VIOLATION 13311 ISSUED ON 10/05/17
4.3	CASE 2017A-323	OWNER(S): ERICKSON, MURRAY ADDRESS: 12800 HUNTERS POINT FOLIO: 5140 02 08 0020 VIOLATION(S): 1) CODE SECTION 7-3(A) – FALSE ALARM IN EXCESS OF TWO (2); 5 TH FALSE ALARM.	STATUS: CIVIL VIOLATION 13312 ISSUED ON 10/05/17
4.4	CASE 2017A-455	OWNER(S): GODINEZ, JUDITH ADDRESS: 6901 HOLATEE TRAIL FOLIO: 5140 03 01 0408 VIOLATION(S): 1) CODE SECTION 7-3 (A) - FALSE ALARM IN EXCESS OF (2), 3 RD FALSE ALARM.	STATUS: CIVIL VIOLATION 13310 ISSUED ON 10/03/17. PAYMENT OF VIOLATION ON 10/16/17

5. REHEARING

5.1	CASE 2017C- 269	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	STATUS:
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6. FORECLOSURE REQUESTS

6.1	CASE	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	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).