

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
MAY 1, 2018
9:00 A.M.**

MINUTES

1. CALL SESSION TO ORDER

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

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| 2.1 | <p>CASE 2017- 371</p> | <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) – FAILURE TO OBTAIN A CERTIFICATE OF USE TO OPERATE A RESIDENTIAL COMMUNITY FACILITY</p> | <p>STATUS:</p> <p>AMENDED FINAL ORDER ISSUED ON 12/05/17 TO COMPLY BY 01/10/18 OR A FINE IN THE AMOUNT OF \$250.00 PER DAY UNTIL CORRECTED. TO APPEAR AT THE 01/11/18 IMPOSITION HEARING IF NOT IN COMPLIANCE. STIPULATED AGREEMENT ENTERED WITH THE PROPERTY OWNER TO VACATE PREMISES BY 03/15/18.</p> <p>CORRECTION PRIOR TO THE HEARING</p> |
| 2.2 | <p>CASE 2017 - 571</p> | <p>OWNER(S): LUIS VIGOA ADDRESS: 19000 GRIFFIN ROAD FOLIO: 5039 25 02 0070</p> <p>VIOLATION(S): 1) CODE SECTION 005 – 080 (A) – CLEARING / GRADING DONE WITHOUT A PERMIT. STORAGE OF FILL ON SITE NO PERMIT</p> | <p>STATUS:</p> <p>FINAL ORDER ISSUED ON 02/06/18 TO COMPLY 04/30/18 OR A FINE OF \$100.00 PER DAY IF NOT IN COMPLIANCE. TO APPEAR AT THE 05/01/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.</p> <p>CORRECTION PRIOR TO THE HEARING</p> |
| 2.3 | <p>CASE 2017 - 594</p> | <p>OWNER(S): MORALES, CESAR LEON, RENE & CABRERA, EDUARDO ADDRESS: 5301 SW 198 TERRACE FOLIO: 5039 35 08 0200</p> | <p>STATUS:</p> <p>AMENDED FINAL ORDER ISSUED ON 04/03/18 TO COMPLY BY 04/30/18 OR A</p> |

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| | | VIOLATION(S): 1) CODE SECTION 045 – 030 (D)(3) – PORTABLE STORAGE UNIT KEPT ON PROPERTY IN EXCESS OF THIRTY (30) DAYS IS NOT ALLOWED WITHOUT AN ACTIVE BUILDING PERMIT. (COMPLIANCE) 2) CODE SECTION 005 – 080 (A) – WORK WITHOUT A PERMIT TO WIT: ROOF OF KENNEL DONE WITHOUT A PERMIT. | FINE OF \$100.00 PER DAY IF NOT IN COMPLIANCE. TO APPEAR AT THE 05/01/18 IMPOSITION HEARING IF NOT IN COMPLIANCE. COMPLIANCE PRIOR TO THE HEARING. |
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3. NEW CASES

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| 3.1 | CASE 2017- 593 | OWNER(S): FATHER & SONS NURSERY & LAND DEVELOPMENT LLC ADDRESS: V LOT S OF 6500 SW 188 AVE FOLIO: 5139 01 01 0012 VIOLATION(S): 1) CODE SECTION 020 – 030 AND 020 - 040 – JUNK AND DEBRIS ON PROPERTY 2) CODE SECTION 045 – 030 (B) – MULTIPLE VEHICLES ON PROPERTY IN DISREPAIR 3) CODE SECTION 045 – 030 (B)(5) – MULTIPLE RV'S BEING USED FOR LIVING PURPOSES 4) CODE SECTION 005 – 080 (A) – WORK WITHOUT A PERMIT TO WIT: TEMPORARY ELECTRICAL CONNECTION (CORRECTION) | STATUS: NOTICE OF VIOLATION ISSUED ON 11/15/17 TO COMPLY BY 11/27/17, NOTICE OF HEARING ISSUED ON 04/17/18 TO APPEAR AT THE 05/01/18 HEARING FOUND IN VIOLATION, GIVEN 10 DAYS OR A FINE OF \$250.00 PER DAY PER VIOLATION. ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00 IMPOSED. TO APPEAR AT THE 06/05/18 IMPOSITION HEARING IF NOT IN COMPLIANCE. |
| 3.2 | CASE 2018 - 032 | OWNER(S): TORRES, ERIKA ADDRESS: 18301 SW 50 STREET FOLIO: 5040 30 00 0061 VIOLATION(S): 1) CODE SECTION 005 – 080 (A) – WORK WITHOUT A PERMIT TO WIT: DRIVEWAY AND FENCE | STATUS: NOTICE OF VIOLATION ISSUED ON 01/29/18 TO COMPLY BY 02/10/18, NOTICE OF HEARING ISSUED ON 03/16/18 TO APPEAR AT THE 04/03/18 HEARING. NOTICE OF CONTINUANCE ISSUED TO APPEAR AT THE 05/01/18 ADMITTED VIOLATION OF DRIVEWAY WITHOUT A PERMIT, FENCE HAS A PERMIT. GIVEN 30 DAYS OR UNTIL 06/04/18 TO OBTAIN THE PERMIT AND UNTIL 07/02/18 TO FINALIZE ALL INSPECTIONS AND CLOSE |

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| | | | THE PERMIT, OR A FINE IN THE AMOUNT OF \$100.00 IF NOT IN COMPLIANCE. TO APPEAR AT THE 06/05/18 IMPOSITION HEARING. |
| 3.3 | CASE 2018- 033 | <p>OWNER(S): JHON, M P GONZALEZ & JOHANA G TR ADDRESS: 18901 SW 50 STREET FOLIO: 5039 36 10 0070</p> <p>VIOLATION(S):</p> <ol style="list-style-type: none"> 1) CODE SECTION 045 – 030 (C) - VEHICLES AND TRAILERS MUST BE REGISTERED TO A PERMANENT, FULL-TIME RESIDENT OF THE PREMISES 2) CODE SECTION 045 – 060 AND 045- - 050 – USE OF PROPERTY NOT ALLOWED TO WIT: OPERATING A LANDSCAPING BUSINESS. 3) CODE SECTION 16 – 19 (G)(2) – BULK TRASH PICK UP IS OLY FOR RESIDENTIAL PROPERTIES AND THE BULK TRASH MUST BE GENERATED BY THE RESIDENTIAL PROPERTY ABUTTING THE SWALE WHERE THE BULK IS PLACED. | <p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 01/29/18 TO COMPLY BY 02/9/18, NOTICE OF HEARING ISSUED ON 4/6/18 TO APPEAR AT THE 05/01/18 HEARING.</p> <p>COMPLIANCE PRIOR TO THE HEARING.</p> |
| 3.4 | 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):</p> <ol style="list-style-type: none"> 1) CODE SECTION 005 – 080 (A) – CLEARING / GRADING / FILLING WITHOUT A PERMIT 2) CODE SECTION 020 – 030 (A) – FAILURE TO MAINTAIN PROPERTY: DEAD TREES ON THE PROPERTY. | <p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 02/27/18 TO COMPLY BY 03/11/18, NOTICE OF HEARING ISSUED ON 04/12/18 TO APPEAR AT THE 05/01/18 HEARING</p> <p>ITEM CONTINUED TO THE 06/05/18 HEARING PER MAGISTRATE REQUEST.</p> |
| 3.5 | CASE 2018- 051 | <p>OWNER(S): SCHMIDT, ANA SCHMIDT, ARIEL ADDRESS: 17701 SW 63 MANOR FOLIO: 5140 06 19 0020</p> <p>VIOLATION(S):</p> <ol style="list-style-type: none"> 1) CODE SECTION 045 – 030 (D)(4) – SHIPPING CONTAINER BEYOND WHAT IS ALLOWED, UNDER THE CODE ONLY ONE (1) IS ALLOWED AND SCREENED FROM VIEW AT ALL TIMES. | <p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 02/27/18 TO COMPLY BY 03/11/18, NOTICE OF HEARING ISSUED ON 04/12/18 TO APPEAR AT THE 05/01/18 HEARING IF NOT IN COMPLIANCE.</p> <p>COMPLIANCE PRIOR TO THE</p> |

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| 3.6 | CASE 2018- 057 | <p>OWNER(S): TOGATI, JOANNE ADDRESS: 5010 SW 199 AVE FOLIO: 5039 35 04 0210</p> <p>VIOLATION(S):</p> <ol style="list-style-type: none"> 1) CODE SECTION 045 – 030 (C) (5)(B) – RECREATIONAL VEHICLE BEING USED FOR LIVING PURPOSES 2) CODE SECTION 045 – 030 (5)(A) – CERTIFICATE OF USE REQUIRED FOR THE RENTAL TO MULTIPLE FAMILIES AT THE PROPERTY. SINGLE FAMILY PROPERTY RENTING TO MULTIPLE FAMILIES | <p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 03/01/18 TO COMPLY BY 03/11/18, NOTICE OF HEARING ISSUED ON 03/29/18 TO APPEAR AT 05/01/18</p> <p>COMPLIANCE PRIOR TO THE HEARING.</p> |
| 3.7 | CASE 2018- 070 | <p>OWNER(S): SEBASTIAN & JUDITH LUPO REV TR ADDRESS: 13500 GRIFFIN ROAD FOLIO: 5040 26 04 0010</p> <p>VIOLATION(S):</p> <ol style="list-style-type: none"> 1) CODE SECTION 005 – 080 (A) – CLEARING / GRADING / FILLING BEING DONE WITHOUT APPROVAL AND PERMITS | <p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 03/12/18 TO COMPLY BY 03/23/18, NOTICE OF HEARING ISSUED ON 04/02/18 TO APPEAR AT 05/01/18</p> <p>CORRECTION PRIOR TO THE HEARING</p> |
| 3.8 | CASE 2018- 081 | <p>OWNER(S): DIPLOMAT PROPERTY SOLUTIONS LLC ADDRESS: 5030 SW 170 AVE FOLIO: 5040 32 02 0178</p> <p>VIOLATION(S):</p> <ol style="list-style-type: none"> 1) CODE SECTION 005 – 080 (A) – WORK DONE WITHOUT A PERMIT (INTERIOR REMODELING) 2) CODE SECTION 005 – 080 (A) – CLEARING / GRADING / FILLING BEING DONE WITHOUT APROVAL AND PERMITS. | <p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 03/27/18 TO COMPLY BY 04/06/18, NOTICE OF HEARING ISSUED ON 04/01/18 TO APPEAR AT 05/01/18</p> <p>FOUND IN VIOLATION, GIVEN 30 DAYS TO OBTAIN THE PERMIT OR BY 06/05/18, GIVEN 60 DAYS OR UNTIL 07/03/18 TO OBTAIN ALL INSPECTION AND CLOSE THE PERMIT. A FINE IN THE AMOUNT OF \$250.00 IF NOT IN COMPLIANCE AND TO APPEAR AT THE 06/05/18 IMPOSITION HEARING.</p> |

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| | | | ADMINISTRATIVE FEE OF \$150.00 IMPOSED. |
| 3.9 | CASE 2018- 092 | OWNER(S): MARIA P SANCLEMENTE REV TR SANCLEMENTE, MARIA P TRSTEE ADDRESS: 5960 SW 190 AVE FOLIO: 5039 36 10 0590 VIOLATION(S): 1) CODE SECTION 020 – 030 (A0 AND BCC 4-8 – ALLOWING ANIMAL (DOGS) TO ESCAPE PROPERTY AND REMAIN LOOSE. FAILURE TO SECURE ANIMALS WITHIN PROPERTY RESULTING IN AN ATTACK | STATUS: NOTICE OF HEARING ISSUED ON 04/02/18 TO APPEAR AT THE 05/01/18 HEARING CORRECTION PRIOR TO THE HEARING |
| 3.10 | CASE 2018- 103 | OWNER(S): MARTINEZ, DARIO ADDRESS: 5961 SW 190 AVE FOLIO: 5039 36 10 0580 VIOLATION(S): 1) CODE SECTION 020 – 030 (A) AND BCC 4-8 – ALLOWING ANIMAL (DOGS) TO SCAPE PROPERTY AND REMAIN LOOSE. FAILURE TO SECURE ANIMALS WITHIN PROPERTY RESULTING IN AN ATTACK | STATUS: NOTICE OF HEARING ISSUED ON 04/06/18 TO APPEAR AT THE 05/01/18 HEARING ADMITTED VIOLATION. A FINE OF \$250.00 PER INCIDENT IF IT OCCURS AGAIN. NO ADMINISTRATIVE FEES. |

4. CITATIONS

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| 4.1 | CASE 2017-342 | OWNER(S): MUSTANG TRAIL PROPERTIES LLC ADDRESS: 14621 MUSTANG TRAIL FOLIO: 5140 03 10 0020 VIOLATION(S): 1) CODE SECTION 020 – 030 AND 020 - 040 – FAILURE TO MAINTAIN PROPERTY AND RIGHT OF WAY, PROPERTY IS OVERGROWN ALL AREAS INCLUDING RIGHT OF WAY. | STATUS: CIVIL VIOLATION 13483 ISSUED ON 04/05/18. AMOUNT OF \$250.00 DUE TO THE TOWN OF SOUTHWEST RANCHES FOUND IN VIOLATION A FINE OF \$250.00 PLUS \$150.00 ADMINISTRATIVE FEE IMPOSED ON THE PROPERTY. |
| 4.2 | CASE 2017-343 | OWNER(S): MUSTANG TRAIL PROPERTIES LLC ADDRESS: 14501 MUSTANG TRAIL | STATUS: |

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| | | <p>FOLIO: 5140 03 01 0210</p> <p>VIOLATION(S):</p> <p>1) CODE SECTION 020 – 030 AND 020 - 040 – FAILURE TO MAINTAIN PROPERTY AND RIGHT OF WAY. PROPERTY IS OVERGROWN ALL AREAS TO INCLUDE RIGHT OF WAY AREA.</p> | <p>CIVIL VIOLATION 13484 ISSUED ON 04/05/18</p> <p>AMOUNT OF \$250.00 DUE TO THE TOWN OF SOUTHWEST RANCHES</p> <p>FOUND IN VIOLATION A FINE OF \$250.00 PLUS \$150.00 ADMINISTRATIVE FEE IMPOSED ON THE PROPERTY.</p> |
| 4.3 | CASE 2018A-065 | <p>OWNER(S): CAMET, EDUARDO & CAROLINA ADDRESS: 14211 SUNSET LANE FOLIO: 5140 03 01 0041</p> <p>VIOLATION(S):</p> <p>1) CODE SECTION 7-3(A) – FALSE ALARM IN EXCESS OF TWO (2); 4TH FALSE ALARM.</p> | <p>STATUS:</p> <p>CIVIL VIOLATION 13481 ISSUED ON 04/05/18, FOR VIOLATION ON 03/10/18</p> <p>AMOUNT OF \$250.00 DUE TO THE TOWN OF SOUTHWEST RANCHES</p> <p>ADMITTED VIOLATION, A FINE OF \$50.00 IMPOSED, NO ADMINISTRATIVE FEE IMPOSED.</p> |
| 4.4 | CASE 2018A-065 | <p>OWNER(S): CAMET, EDUARDO & CAROLINA ADDRESS: 14211 SUNSET LANE FOLIO: 5140 03 01 0041</p> <p>VIOLATION(S):</p> <p>1) CODE SECTION 7-3(A) – FALSE ALARM IN EXCESS OF TWO (2); 5TH FALSE ALARM.</p> | <p>STATUS:</p> <p>CIVIL VIOLATION 13482 ISSUED ON 04/05/18 FOR VIOLATION ON 03/14/18</p> <p>AMOUNT OF \$250.00 DUE TO THE TOWN OF SOUTHWEST RANCHES</p> <p>ADMITTED VIOLATION, A FINE OF \$50.00 IMPOSED, NO ADMINISTRATIVE FEE IMPOSED.</p> |
| 4.5 | CASE 2018C-075 | <p>OWNER(S): LILLY’S RANCH LLC ADDRESS: 4791 SW 178 AVE FOLIO: 5040 30 00 0073</p> <p>VIOLATION(S):</p> <p>1) CODE SECTION 16 - 19 – BULK OUT ON A VACANT LOT, NOT PAYING FOR BULK SERVICES, NOT ALLOWED</p> | <p>STATUS:</p> <p>CIVIL VIOLATION 13485 ISSUED ON 04/13/18.</p> <p>AMOUNT OF \$500.00 DUE TO THE TOWN OF SOUTHWEST RANCHES</p> |

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| | | | FOUND IN VIOLATION, FINE OF \$500.00 PLUS \$150.00 ADMINISTRATIVE FEE IMPOSED ON THE PROPERTY |
| 4.6 | CASE 2018C-132 | OWNER(S): MANOL, TR JOANNE ATHENA MANOL ADDRESS: 16610 SW 52 PL FOLIO: 5040 32 08 0020 VIOLATION(S): 1) CODE SECTION 2006 -20 – ILLEGAL DUMPING OF BULK. BULK PLACED ON THE NEXT DOOR NEIGHBOOR. | STATUS: CIVIL VIOLATION 13350 ISSUED ON 04/16/18. AMOUNT OF \$500.00 DUE TO THE TOWN OF SOUTHWEST RANCHES ADMITTED VIOLATION, FINE OF \$200.00 IMPOSED AND NO ADMINISTRATIVE FEE. |

5. RE-HEARINGS

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| 5.1 | CASE 2018A-065 | OWNER(S): CAMET, EDUARDO & CAROLINA ADDRESS: 14211 SUNSET LANE FOLIO: 5140 03 01 0041 VIOLATION(S): 1) CODE SECTION 7-3(A) – FALSE ALARM IN EXCESS OF TWO (2); 3RD FALSE ALARM. | STATUS: CIVIL VIOLATION 13479 ISSUED ON 03/08/18. AMOUNT OF \$50.00 PLUS \$150.00 IMPOSED PENALTIES BY THE SPECIAL MAGISTRATE ON 04/03/18 TOTAL OF \$200.00 DUE TO THE TOWN ORDER REVISED BY THE SPECIAL MAGISTRATE AND FINE REMAINS AT \$50.00 BUT ADMINISTRATIVE FEE OF \$150.00 HAS BEEN REMOVED. |
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6. FORECLOSURE REQUESTS

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| 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).