

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
JUNE 5, 2018
9:00 A.M.**

MINUTES

1. CALL SESSION TO ORDER

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

2.1	<p>CASE 2017- 588</p>	<p>OWNER(S): NOREN MATAMOROS ADDRESS: 18530 SW 55 STREET FOLIO: 5039 36 03 0070</p> <p>VIOLATION(S): 1) CODE SECTION 005 – 080 (A) – WORK WITHOUT A PERMIT TO WIT: DRIVEWAY IN THE FRONT AND REAR OF THE PROPERTY</p>	<p>STATUS:</p> <p>AMENDED FINAL ORDER ISSUED ON 04/03/18 TO COMPLY BY 06/05/18 OR A FINE IN THE AMOUNT OF \$250.00 PER DAY UNTIL CORRECTED. TO APPEAR AT THE 06/05/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.</p> <p>AMENDED ORDER TO COMPLY BY 07/02/18 AND TO APPEAR AT THE 07/03/18 IMPOSITION HEARING IF NOT IN COMPLIANCE</p>
2.2	<p>CASE 2017 - 593</p>	<p>OWNER(S): FATHER & SONS NURSERY & LAND DEVELOPMENT LLC ADDRESS: V LOT S OF 6500 SW 188 AVE FOLIO: 5139 01 01 0012</p> <p>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)</p>	<p>STATUS:</p> <p>FINAL ORDER ISSUED ON 05/01/18 TO COMPLY BY 05/11/18 OR A FINE IN THE AMOUNT OF \$250.00 PER DAY. CORRECTION OBSERVED ON 05/14/18 OR (3) DAYS AFTER REQUIRED DATE.</p> <p>PENALTY TO BE IMPOSED IN THE AMOUNT OF \$750.00 FOR ITEM 1), \$750.00 FOR ITEM 2), \$750.00 FOR ITEM 3)</p> <p>IMPOSED PENALTIES FOR EACH ITEM. A TOTAL OF \$2,250.00 IS DUE TO THE TOWN. IMPOSED A LIEN ON</p>

			THE PROPERTY FOR THIS AMOUNT
2.3	CASE 2017 - 622	OWNER(S): ERNESTO NOCEDA ADDRESS: 4620 SW 170 AVE FOLIO: 5040 29 01 0442 VIOLATION(S): 1) CODE SECTION 005 – 080 (A) – WORK DONE WITHOUT A PERMIT TO WIT: STRUCTURE BUILT IN THE REAR OF THE PROPERTY WITHOUT A PERMIT	STATUS: FINAL ORDER ISSUED ON 03/06/18 TO COMPLY BY 06/05/18 TO APPEAR AT THE 06/05/18 IMPOSITION HEARING IF NOT IN COMPLIANCE. COMPLIANCE PRIOR TO THE HEARING.
2.4	CASE 2017 - 628	OWNER(S): KENNY AND DOMINIQUE ATTAI ADDRESS: 17327 SW 54 STREET FOLIO: 5040 31 01 0047 VIOLATION(S): 1) CODE SECTION 005 – 080 (A) – CLEARING / GRADING / FILLING BEING DONE ON THE PROPERTY	STATUS: AMENDED FINAL ORDER ISSUED ON 04/03/18 TO COMPLY BY 05/31/ 2018 AND TO APPEAR AT THE 06/05/18 IMPOSITION HEARING IF NOT IN COMPLIANCE COMPLIANCE PRIOR TO THE HEARING.
2.5	CASE 2018 - 032	OWNER(S): ERIKA TORRES 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: FINAL ORDER ISSUED ON 05/01/18 TO APPLY FOR PERMIT BY 06/04/18 AND TO CLOSE PERMIT BY 07/02/18. COMPLIANCE WITH THE FIRST CONDITION, TO RETURN ON THE 07/03/18 IF NOT IN COMPLIANCE WITH SECOND CONDITION. COMPLIANCE WITH FIRST CONDITION TO RETURN ON 07/03/18 FOR SECOND CONDITION.
2.6	CASE 2018 - 064	OWNER(S): MORALES, CESAR LEON, RENE & CABRERA, EDUARDO ADDRESS: 5301 SW 198 TERRACE FOLIO: 5039 35 08 0200 VIOLATION(S): 1) CODE SECTION 005 – 120 (A) – FAILURE TO OBTAIN CERTIFICATE OF USE TO OPERATE HOME BUSINESS (ROYAL VETERINARY SERVICES CORP)	STATUS: FINAL ORDER ISSUED ON 04/03/18 TO COMPLY BY 03/31/18. TO COME TO THE 06/05/18 IMPOSITION HEARING IF NOT IN COMPLIANCE. CORRECTION PRIOR TO THE HEARING

2.7	CASE 2018 - 081	OWNER(S): DIPLOMAT PROPERTY SOLUTIONS LLC ADDRESS: 5030 SW 170 AVE FOLIO: 5040 32 02 0178 VIOLATION(S): 1) CODE SECTION 005 – 080 (A) – CLEARING / GRADING / FILLING WITHOUT A PERMIT 2) CODE SECTION 005 – 080 (A) – WORK WITHOUT A PERMIT TO WIT: INTERIOR REMODELING, AND ELECTRICAL WORK	STATUS: FINAL ORDER ISSUED ON 05/01/18 TO COMPLY BY 06/05/18. TO COME TO THE 06/05/18 IMPOSITION HEARING IF NOT IN COMPLIANCE. IMPOSED PENALTY IN THE AMOUNT OF \$250.00 FOR ITEM #1 AND ITEM #2 PER DAY STARTING ON 06/06/18 UNTIL IT IS CORRECTED.
-----	----------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

3. NEW CASES

3.1	CASE 2018 - 026	OWNER(S): VIDAL, RUBEN H/E RENOVA, BERTHA ADDRESS: 17240 SW 66 STREET FOLIO: 5140 06 04 020 VIOLATION(S): 1) CODE SECTION 020 – 030 AND 020 - 040 – JUNK AND DEBRIS ON PROPERTY. 2) CODE SECTION 020 – 030 (A) AND 020 – 040 (D) – FAILURE TO MAINTAIN PROPERTY. OVERGROWN GRASS ON ALL AREAS OF PROPERTY. 3) CODE SECTION 045 – 030 (C) – PARKING OF COMMERCIAL VEHICLES AND VEHICLES NOT REGISTERED TO PROPERTY NOT ALLOWED. 4) CODE SECTION 045 – 060 AND SECTION 045 – 050 – USE OF PROPERTY NOT ALLOWED TO WIT: OPERATING A LANDSCAPING BUSINESS. 5) CODE SECTION 005 – 120 (A) – OPERATING A NURSERY BUSINESS WITHOUT A CERTIFICATE OF USE.	STATUS: NOTICE OF VIOLATION ISSUED ON 01/24/18 TO COMPLY BY 02/06/18, EXTENSION GRANTED TO COMPLY BY 04/15/18, NOTICE OF HEARING ISSUED ON 05/15/18 TO APPEAR AT THE 06/05/18 HEARING IF NOT IN COMPLIANCE. ADMITTED VIOLATION, GIVEN 30 DAYS OR UNTIL 07/02/18 TO COMPLY OR A FINE OF \$150.00 PER ITEM, PER DAY UNTIL COMPLIED. TO APPEAR AT THE IMPOSITION HEARING ON 07/03/18 IF NOT IN COMPLIANCE. NO ADMINISTRATIVE FEE.
3.2	CASE 2018- 040	OWNER(S): JEDJAC LLC ADDRESS: 5801 SW 210 TERRACE FOLIO: 5039 34 01 0631 VIOLATION(S): 1) CODE SECTION 045 – 060 AND SECTION 045 - 050 - USE OF PROPERTY NOT ALLOWED TO WIT: COMMERCIAL SALES OF TRAILERS. 2) CODE SECTION 070 – 030 –	STATUS: NOTICE OF VIOLATION ISSUED ON 02/07/18 TO COMPLY BY 02/19/18, NOTICE OF HEARING ISSUED ON 04/30/18 TO APPEAR AT THE 05/05/18 HEARING IF NOT IN COMPLIANCE.

		<p>INSTALLATION OF PROHIBITED SIGNS TO WIT: SIGNS ADVERTISING COMMERCIAL OPERATION ON THE PROPERTY. (COMPLIANCE SIGNS REMOVED)</p>	<p>ADMITTED VIOLATION, GIVEN UNTIL 12/03/18 TO COMPLY OR A FINE OF \$150.00 PER DAY. TO APPEAR AT THE 12/04/18 IMPOSITION HEARING IF NOT IN COMPLIANCE. NO ADMINISTRATIVE FEE</p>
3.3	<p>CASE 2018- 050</p>	<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 (COMPLIED) 2) CODE SECTION 020 – 030 (A) – FAILURE TO MAINTAIN PROPERTY: DEAD TREES ON THE PROPERTY. 	<p>STATUS:</p> <p>NOTICE OF CONTINUANCE ISSUED BY SPECIAL MAGISTRATE ON 05/01/18 TO APPEAR AT 06/05/18</p> <p>GIVEN 90 DAYS OR UNTIL 09/03/18 TO COMPLY OR A FINE OF \$150.00 PER DAY UNTIL COMPLIED. TO APPEAR AT THE 09/04/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.</p>
3.4	<p>CASE 2018- 090</p>	<p>OWNER(S): CANAL, JUSIMEYDIT ADDRESS: 5700 SW 196 LANE FOLIO: 5039 36 07 0460</p> <p>VIOLATION(S):</p> <ol style="list-style-type: none"> 1) CODE SECTION 045 – 080 – WORK WITHOUT A PERMIT TO WIT: INSTALLATION OF A FENCE WITHOUT A PERMIT 	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 03/29/18 TO COMPLY BY 04/09/18, NOTICE OF HEARING ISSUED ON 05/18/18 TO APPEAR AT THE 06/05/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.</p> <p>ADMITTED VIOLATION, GIVEN 60 DAYS TO COMPLY BY 08/06/18 OR A FINE OF \$150.00, TO APPEAR AT THE 08/07/18 IMPOSITION HEARING IF NOT IN COMPLIANCE. NO ADMINISTRATIVE FEE.</p>
3.5	<p>CASE 2018- 093</p>	<p>OWNER(S): WALLIN, HOWARD WALLIN, SALINA ADDRESS: 4830 SW 201 TERRACE FOLIO: 5039 35 05 0250</p> <p>VIOLATION(S):</p> <ol style="list-style-type: none"> 1) CODE SECTION 005 – 080 (A) – WORK BEING DONE WITHOUT APPROVAL OR PERMITS (INSTALLATION OF SHED) 	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 04/02/18 TO COMPLY BY 04/14/18, NOTICE OF HEARING ISSUED ON 05/18/18 TO APPEAR AT 06/05/18</p>

		2) CODE SECTION 005 – 080 (A) – CLEARING / GRADING / FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	ADMITTED VIOLATION, GIVEN 90 DAYS TO CORRECT OR BY 09/04/18 OR A FINE OF \$150.00 PER DAY. TO APPEAR AT THE 09/05/18 IMPOSITION HEARING IF NOT IN COMPLIANCE. NO ADMINISTRATIVE FEE.
3.6	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 005 – 030 AND 020 – 040 (D) – FAILURE TO MAINTAIN PROPERTY TO WIT: ALL AREAS OF THE PROPERTY ARE OVERGROWN TO INCLUDE THE RIGHT OF WAY.	STATUS: NOTICE OF VIOLATION ISSUED ON 04/02/18 TO COMPLY BY 04/14/18, NOTICE OF HEARING ISSUED ON 05/03/18 TO APPEAR AT 06/05/18 HEARING. FOUND IN VIOLATION, GIVEN 10 DAYS TO CORRECT OR UNTIL 06/15/18, OR A FINE OF \$250.00 PER DAY UNTIL CORRECTED. TO APPEAR AT THE 07/03/18 IMPOSITION HEARING. ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00.
3.7	CASE 2018- 131	OWNER(S): GRIFFIN ROAD NURSERY & LANDSCAPING LLC ADDRESS: 4501 SW 133 AVE FOLIO: 5040 26 01 0010 VIOLATION(S): 1) CODE SECTION 045 – 030 (D)(4) – FAILURE TO SCREEN CONTAINER FROM ALL PROPERTY. (CORRECTED) 2) CODE SECTION 2017 – 012 (4) – FAILURE TO ERECT FENCE WITH THE FINISHED SIDE FACING OUTWARD. (CORRECTED)	STATUS: NOTICE OF VIOLATION ISSUED ON 04/13/18 TO COMPLY BY 04/23/18, NOTICE OF HEARING ISSUED ON 05/02/18 TO APPEAR AT THE 06/05/18 HEARING. CORRECTION PRIOR TO THE HEARING
3.8	CASE 2018- 166	OWNER(S): DUBOIS, YENEISY ZAMORA MERA, NELSON GARCIA ADDRESS: 5721 SW 163 AVE FOLIO: 5040 32 04 0134 VIOLATION(S): 1) CODE SECTION 045 – 050 AND 045 – 060 – STORAGE OF COMMERCIAL VEHICLES AND EQUIPMENT ON PROPERTY, USING PROPERTY AS STAGING AREA FOR BUSINESS NOT	STATUS: NOTICE OF VIOLATION ISSUED ON 04/24/18 TO COMPLY BY 05/05/18, NOTICE OF HEARING ISSUED ON 05/23/18 ADMITTED VIOLATION, GIVEN 30 DAYS OR UNTIL 07/02/18 TO COMPLY OR A

		<p>ALLOWED IN ZONING DISTRICT.</p> <p>2) CODE SECTION 045 – 030 (C) (1) – PARKING OF VEHICLES NOT REGISTERED TO PROPERTY OR PROPERTY OWNER.</p>	<p>FINE OF \$150.00 PER DAY. TO APPEAR AT THE 07/03/18 IMPOSITION HEARING IF NOT IN COMPLIANCE. NO ADMINISTRATIVE FEE</p>
3.9	CASE 2018- 180	<p>OWNER(S): SANDSTROM, RICK ERLAND ADDRESS: 6800 VOLUNTEER ROAD FOLIO: 5140 03 01 0054</p> <p>VIOLATION(S):</p> <p>1) CODE SECTION 005 – 080 (A) – WORK DONE WITHOUT APPROVAL OR PERMITS TO WIT: CONSTRUCTION OF STALLS</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 04/30/18 TO COMPLY BY 05/12/18, NOTICE OF HEARING ISSUED ON 05/24/18</p> <p>STIPULATED AGREEMENT APPROVED BY THE SPECIAL MAGISTRATE. NO ADMINISTRATIVE FEE</p>
3.10	CASE 2018- 187	<p>OWNER(S): CACCAVALE, JESSICA J ADDRESS: 17620 SW 65 CT FOLIO: 5140 06 01 0201</p> <p>VIOLATION(S):</p> <p>1) CODE SECTION 045 – 030 (C)(4) – COMMERCIAL VEHICLES IN EXCESS OF ONE (1), AND MUST BE REGISTERED TO FULL – TIME RESIDENT AT THE PROPERTY</p> <p>2) CODE SECTION 045 – 030 (C) (1) – STORAGE OF VEHICLES ON PROPERTY NOT REGISTERED TO FULL-TIME RESIDENT ON PROPERTY.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 05/07/18 TO COMPLY BY 05/16/18, NOTICE OF HEARING ISSUED ON 05/22/18</p> <p>FOUND IN VIOLATION, GIVEN 10 DAYS OR UNTIL 06/15/18 TO COMPLY OR A FINE OF \$250.00 PER DAY UNTIL COMPLIANCE. TO APPEAR AT THE 07/03/18 IMPOSITION HEARING IF NOT IN COMPLIANCE. ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00.</p>

4. CITATIONS

4.1	CASE 2017-633	<p>OWNER(S): CASTILLO, MARYANN R ADDRESS: 4720 SW 166 AVE FOLIO: 5040 32 05 1070</p> <p>VIOLATION(S):</p> <p>1) CODE SECTION 020 - 030 – FAILURE TO MAINTAIN PROPERTY AND RIGHT OF WAY, PROPERTY IS OVERGROWN ALL</p>	<p>STATUS:</p> <p>CIVIL VIOLATION 13487 ISSUED ON 05/09/18.</p> <p>AMOUNT OF \$250.00 DUE TO THE TOWN OF SOUTHWEST RANCHES</p>
-----	------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------

		AREAS INCLUDING RIGHT OF WAY.	FOUND IN VIOLATION, IMPOSED PENALTY IN THE AMOUNT OF \$250.00 AND \$150.00 ADMINISTRATIVE FEE. ORDER TO ABATE THE VIOLATION IF TOWN DESIRES.
4.2	CASE 2017-633	OWNER(S): CASTILLO, MARYANN R ADDRESS: 4720 SW 166 AVE FOLIO: 5040 32 05 1070 VIOLATION(S): 1) CODE SECTION 020 - 030 – PROPERTY IS FULL OF JUNK AND TRASH ALL AREAS.	STATUS: CIVIL VIOLATION 13488 ISSUED ON 05/09/18. AMOUNT OF \$250.00 DUE TO THE TOWN OF SOUTHWEST RANCHES FOUND IN VIOLATION, IMPOSED PENALTY IN THE AMOUNT OF \$250.00 AND \$150.00 ADMINISTRATIVE FEE. ORDER TO ABATE THE VIOLATION IF TOWN DESIRES
4.3	CASE 2017-633	OWNER(S): CASTILLO, MARYANN R ADDRESS: 4720 SW 166 AVE FOLIO: 5040 32 05 1070 VIOLATION(S): 1) CODE SECTION 020 - 030 – FAILURE TO REMOVE WINDOW COVERINGS DURING NON- HURRICANE MONTHS.	STATUS: CIVIL VIOLATION 13489 ISSUED ON 05/09/18. AMOUNT OF \$250.00 DUE TO THE TOWN OF SOUTHWEST RANCHES FOUND IN VIOLATION, IMPOSED PENALTY IN THE AMOUNT OF \$250.00 AND \$150.00 ADMINISTRATIVE FEE.
4.4	CASE 2018C - 184	OWNER(S): JAFFE, LINDA ADDRESS: 14301 MUSTANG TRAIL FOLIO: 5140 03 01 0361 VIOLATION(S): 1) CODE SECTION 16 – 19 (G)(10) (A) – BULK ITEMS NOT ALLOWED AND NOT REMOVED BY PROPERTY OWNER WITHIN TIME PROVIDED	STATUS: WARNING NOTICE ISSUED ON 05/03/18, CIVIL VIOLATION ISSUED ON 05/17/18 AMOUNT OF \$500.00 DUE TO THE TOWN OF SOUTHWEST RANCHES. FOUND IN VIOLATION, IMPOSED A PENALTY OF

			\$500.00, PLUS \$367.50 CORRECTION FEE AND \$150.00 ADMINISTRATIVE FEE FOR A TOTAL OF \$1,017.50
--	--	--	-------------------------------------------------------------------------------------------------------------------------

5. RE-HEARINGS

5.1	CASE	OWNER(S): ADDRESS: FOLIO: VIOLATION(S): 1)	STATUS:
------------	-------------	----------------------------------------------------------------------------------------	----------------

6. FORECLOSURE REQUESTS

6.1	CASE	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	STATUS:
------------	-------------	------------------------------------------------------------------------------	----------------

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).