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 AUGUST 7, 2018 9:00 A.M.

MINUTES

1. CALL SESSION TO ORDER

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

2.1	CASE	OWNER(S): NAYELIS DIAZ SUAREZ	STATUS:
	2017- 508	ADDRESS: 4861 SW 193 LANE	
		FOLIO: 5039 36 06 0050	AMENDED FINAL ORDER
			ISSUED ON 04/03/18 TO
		VIOLATION(S):	COMPLY BY 08/06/18 OR A
		1) CODE SECTION 005 – 080 (A) –	FINE IN THE AMOUNT OF
		CLEARING / GRADING / FILLING	\$100.00 PER DAY UNTIL
		WITHOUT A PERMIT	CORRECTED. TO APPEAR AT
			THE 08/07/18 IMPOSITION
			HEARING IF NOT IN
			COMPLIANCE.
			AMENDED FINAL ORDER TO
			COMPLY BY 09/03/18 AND TO
			APPEAR AT 09/05/18
			IMPOSITION HEARING IF
			NOT IN COMPLIANCE.
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2.2	CASE 2017- 591	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA	STATUS:
	2017- 391	ADDRESS: 20850 GRIFFIN ROAD	FINAL ORDER ISSUED ON
		FOLIO: 5039 27 03 0010	01/05/18 TO COMPLY BY
		FOLIO: 3037 27 03 0010	01/22/18 OR A FINE IN THE
		VIOLATION(S):	AMOUNT OF \$250.00 PER DAY
		1) CODE SECTION 020 – 030 (A) AND 020 –	UNTIL COMPLIED.
		040 (D) – FAILURE TO MAINTAIN	
		PROPERTY TO WIT: ALLOWING DEAD	CORRECTION OF VIOLATION
		TREES TO FALL OVER STREET AND	ON 07/30/18, A TOTAL OF 189
		CREATE TRAFFIC HAZARD ALONG THE	DAYS FOR A FINE IN THE
		RIGHT OF WAY.	AMOUNT OF \$47,250.00 DUE
			TO THE TOWN OF
			SOUTHWEST RANCHES.
			IMPOCITION OF FINE ACRED
			IMPOSITION OF FINE AS PER
			ORIGINAL ORDER. AMEDED IMPOSITION FINE TO THE
			AMOUNT OF \$25,000.00 TO BE PAID WITHIN 90 DAYS OR NO
			TAID WITHIN 90 DAYS OK NO

			LATER THAN 11/5/18
2.3	CASE 2017 - 588	OWNER(S): NOREN MATAMOROS ADDRESS: 18530 SW 55 STREET FOLIO: 5039 36 03 0070 VIOLATION(S): 1) CODE SECTION 005 – 080 (A) – WORK WITHOUT A PERMIT TO WIT: DRIVEWAY ON THE REAR OF THE PROPERTY WITHOUT A PERMIT.	STATUS: AMENDED FINAL ORDER ISSUED ON 07/03/18 TO COMPLY BY 08/06/18 OR A FINE IN THE AMOUNT OF \$250.00 PER DAY. TO APPEAR AT THE 08/07/18 IMPOSITION HEARING. CORRECTED
2.4	CASE 2017 - 595	OWNER(S): JULETT A WILLIAMS AND JOHN WYCHE ADDRESS: V LOT W OF 18070 SW 70 PLACE FOLIO: 5140 06 03 0180 VIOLATION(S): 1) CODE SECTION 045 – 030 (C) – PARKING OF COMMERCIAL VEHICLES ON A VACANT LOT NOT ALLOWED. 2) CODE SECTION 045 – 030 (C)(1) – PARKING OF VEHICLES NOT REGISTERED TO THE PROPERTY.	STATUS: AMENDED FINAL ORDER TO COMPLY BY 08/06/18 AND TO APPEAR AT THE 08/07/18 IMPOSITION HEARING IF NOT IN COMPLIANCE IMPOSTION OF THE FINE OF \$250.00 PER DAY PER VIOLATION SINCE 08/06/18 UNTIL COMPLIANCE.
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.	AMENDED FINAL ORDER ISSUED ON 06/05/18 TO COMPLY BY 03/02/18 WITH SECOND CONDITION OR A FINE IN THE AMOUNT OF \$100.00 PER DAY UNTIL COMPLIED. TO APPEAR AT THE 07/03/18 IMPOSITION HEARING IF NOT IN COMPLIANCE AMENDED FINAL ORDER TO COMPLY BY 09/03/18 AND TO APPEAR AT THE 09/05/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.
2.6	CASE 2018 - 090	OWNER(S): CANAL, JUSIMEYDIT ADDRESS: 5700 SW 196 LANE FOLIO: 5039 36 07 0460 VIOLATION(S): 1) CODE SECTION 005 -080 – FAILURE TO	STATUS: FINAL ORDER ISSUED ON 06/05/18 TO COMPLY BY 08/06/18 OR A FINE IN THE AMOUNT OF \$150.00 UNTIL

		OBTAIN A PERMIT FOR THE INSTALLATION OF A FENCE ON THE PROPERTY LINE	COMPLIED. TO APPEAR AT THE 08/06/18 IMPOSITION HEARING IF NOT IN COMPLIANCE. AMENDED FINAL ORDER TO COMPLY BY 09/03/18 AND TO APPEAR AT THE 09/05/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.
2.7	CASE 2018 - 180	OWNER(S): SANDSTROM, RICKARD ERLAND ADDRESS: 6800 VOLUNTEER ROAD FOLIO: 5140 03 01 0054 VIOLATION(S): 1) CODE SECTION 005 – 080 (A) – WORK DONE WITHOUT A PERMIT TO WIT: CONSTRUCTION OF BARN AND STALLS	STATUS: STIPULATED AGREEMENT ENTERED ON 06/01/18 TO COMPLY BY 08/01/18 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY UNTIL CORRECTED. IMPOSITION OF PENALTY IN THE OF \$150.00 PER DAY UNTIL CORRECTED FROM 08/01/18.
2.8	CASE 2018 - 216	OWNER(S): SCHMIDT, ANA SCHMIDT, ARIEL ADDRESS: 17701 SW 63 MANOR FOLIO: 5140 06 19 0020 VIOLATION(S): 1) CODE SECTION 045 – 030 (4)(4) – FAILURE TO SCREENED CONTAINER FROM VIEW, FROM STREET AND ALL ADJACENT PROPERTIES	FINAL ORDER ISSUED ON 07/03/18 OR A FINE IN THE AMOUNT OF \$100.00 PER DAY UNTIL CORRECTED. TO APPEAR AT THE 08/07/18 IMPOSITION HEARING IF NOT IN COMPLIANCE COMPLIED PRIOR TO THE HEARING.
2.9	CASE 2018 - 232	OWNER(S): DUBOIS, YENEUSY ZAMORA MERA, NELSON GARCIA ADDRESS: 5721 SW 163 AVE FOLIO: 5040 32 04 0134 VIOLATION(S): 1) CODE SECTION 005 – 080 (A) – FAILURE TO OBTAIN A PERMIT FOR A DRIVEWAY AND FILL USED FOR DRIVEWAY.	FINAL ORDER ISSUED ON 07/03/18 TO COMPLY BY 07/13/18 OR A FINE IN THE AMOUNT OF \$100.00 PER DAY UNTIL CORRECTED. TO APPEAR AT THE 08/07/18 IMPOSITION HEARING IF NOT IN COMPLIANCE COMPLIANCE ON 07/20/18 (7) DAYS AFTER REQUIRED DATE. FINE IN THE AMOUNT

			OF \$700.00 FOR THE (7) NON-COMPLIANCE DATES TO BE IMPOSED. IMPOSITION OF PENALTY IN THE AMOUNT OF \$700.00 FOR THE NON-COMPLIANCE DATES.
2.10	CASE 2018 - 234	OWNER(S): VARGAS, PETER I & ANGELA V ADDRESS: 5700 SW 188 AVE FOLIO: 5039 36 05 0140 VIOLATION(S): 1) CODE SECTION 005 – 120 (C)(1) – FAILURE TO ADHERE TO REQUIREMENTS AS ESTABLISHED ON THE APPROVED CERTIFICATE OF USE FOR HOME BASE BUSINESS, TO WIT: EMPLOYEE PARKING AND STAGING ON THE PROPERTY.	FINAL ORDER ISSUED ON 07/03/18 TO COMPLY BY 08/06/18 OR A FINE IN THE AMOUNT OF \$100.00 PER DAY UNTIL CORRECTED. TO APPEAR AT THE 08/07/18 IMPOSITION HEARING IF NOT IN COMPLIANCE AMENDED ORDER TO COMPLY BY 08/22/18 AND A FINE IN THE AMOUNT OF \$150.00 PER DAY IF NOT IN COMPLIANCE. TO APPEAR AT THE 09/05/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.
2.11	CASE 2018 - 238	OWNER(S): REAL, MORAIMA PINO, CARMEN ADDRESS: 4710 SW 166 AVE FOLIO: 5040 32 05 1080 VIOLATION(S): 1) CODE SECTION 005 – 080 (A) – WORK WITHOUT A PERMIT TO WIT: ROOFED TERRACE IN REAR OF PROPERTY CONSTRUCTED WITHOUT PERMITS	FINAL ORDER ISSUED ON 07/03/18 TO COMPLY BY 08/06/18 OR A FINE IN THE AMOUNT OF \$100.00 PER DAY UNTIL CORRECTED. TO APPEAR AT THE 08/07/18 IMPOSITION HEARING IF NOT IN COMPLIANCE CORRECTION PRIOR TO THE HEARING
2.12	CASE 2018 - 241	OWNER(S): VICTOR HERNANDEZ AND NADIA C HERNANDEZ ADDRESS: 5621 SW 195 TERRACE FOLIO: 5039 36 07 0570 VIOLATION(S): 1) CODE SECTION 020 – 030 AND 020 – 040 – FAILURE TO MAINTAIN PROPERTY,	STATUS: FINAL ORDER ISSUED ON 07/03/18 TO COMPLY BY 08/07/18 OR A FINE IN THE AMOUNT OF \$100.00 PER DAY UNTIL CORRECTED. TO APPEAR AT THE 08/07/18

PROPERTY IS OVERGROWN ALL AREAS INCLUDING THE RIGHT OF WAY.	IMPOSITION HEARING IF NOT IN COMPLIANCE
(CORRECTION) 2) CODE SECTION 045 – 030 (C) – PARKING	CORRECTION PRIOR TO
AND STORAGE OF VEHICLES WITHOUIT	THE HEARING
A PERMANENT DWELLING. (CORRECTION)	
3) CODE SECTION 045 – 030 (5) (B) – LIVING OUT OF AN RV ON A VACANT LOT NOT	
ALLOWED WITHOUT AN ACTIVE BUILDING PERMIT.	
BUILDING PERWITT.	

3. NEW CASES

3.1	CASE	OWNER(S): GRIFFIN ROAD NURSERY &	STATUS:
	2018- 189	LANDSCAPING LLC	
		ADDRESS: 4501 SW 133 AVE	NOTICE OF VIOLATION
		FOLIO: 5040 26 01 0010	ISSUED ON 05/08/18 TO
			COMPLY BY 05/19/18, NOTICE
		VIOLATION(S):	OF HEARING ISSUED ON
		1) CODE SECTION 005 – 080 (A) - WORK	07/05/18 TO APPEAR AT THE
		WITHOUT A PERMIT TO WIT:	08/07/18 HEARING
		IRRIGATION SYSTEM WITHOUT A	
		PERMIT (CORRECTION)	ADMITTED VIOLATION,
		2) CODE SECTION 005 – 080 (A) – WORK	GIVEN 30 DAYS OR UNTIL
		WITHOUT A PERMIT TO WIT: INTERIOR	09/03/18 TO COMPLY OR A
		REMODELING (CORRECTION)	FINE IN THE AMOUNT OF
		3) CODE SECTION 005 – 080 (A) – WORK	\$150.00, NO ADMINISTRATIVE
		WITHOUT A PERMIT TO WIT:	FEE.
		REPLACEMENT OF GARAGE DOORS	
		WIHOUT A PERMIT (COMPLIED)	
		4) CODE SECTION 005 - 080 (A) – WORK	
		WITHOUT A PERMIT TO WIT:	
		EXTENSION OF DRIVEWAY WITHOUT A	
		PERMIT, AND DRIVEWAY WITHOUT A	
		SWALE AS REQUIRED.	
3.2	CASE 2018- 214	OWNER(S): DAGER, FERNANDO RAFAEL &	STATUS:
	2018- 214	SANDRA S ADDRESS: 16890 SW 59 CT	NOTICE OF VIOLATION
		FOLIO: 5040 32 03 0041	ISSUED ON 05/14/18 TO
		FOLIO: 3040 32 03 0041	COMPLY BY 05/26/18,
		VIOLATION(S):	EXTENSION GRANTED ON
		1) CODE SECTION 005 – 080 (A) -	05/29/18 TO COMPLY BY
		WORK WITHOUT A PERMIT TO WIT:	06/26/18, NOTICE OF HEARING
		SHED IN THE REAR OF THE	ISSUED ON 07/05/18 TO
		PROPERTY	APPEAR AT THE 08/07/18
		111612111	HEARING
			CORRECTION PRIOR TO THE
			HEARING

3.3	CASE 2018- 227	OWNER(S): ZAMORA, ENRIQUE ADDRESS: 15701 SW 51 MANOR FOLIO: 5040 33 17 020 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 REQUIRMENTS.	NOTICE OF VIOLATION ISSUED ON 05/17/18 TO COMPLY BY 05/29/18, NOTICE OF HEARING ISSUED ON 07/06/18 TO APPEAR AT THE 08/07/18 HEARING. FOUND IN VIOLATION AND GIVEN 30 DAYS OR BY 09/03/18 TO CORRECT THE VIOLATION OR A FINE IN THE AMOUNT OF \$150.00 PER DAY. ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00. TO APPEAR AT THE 09/05/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.
3.4	CASE 2018- 228	OWNER(S): CANADA, JOHN W JR ADDRESS: 17800 SW 52 CT FOLIO: 5040 31 13 0020 VIOLATION(S): 1) CODE SECTION 005 – 080 (A) – WORK WITHOUT A PERMIT. GRADING AND FILLING BEING DONE WITHOUT APPROVAL AND PERMITS.	NOTICE OF VIOLATION ISSUED ON 05/18/18 TO COMPLY BY 05/30/18, NOTICE OF HEARING ISSUED ON 07/05/18 TO APPEAR AT THE 08/07/18. ADMITTED VIOLATION, GIVEN 60 DAYS TO CORRECT THE VIOLATION OR BY 10/01/18 OR A FINE OF \$150.00. NO ADMINISTRATIVE FEE AND TO APPEAR AT THE 10/02/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.
3.5	CASE 2018- 239	OWNER(S): PAGE, STEPHEN MITCHELL ADDRESS: 5300 THOROUGHBRED LANE FOLIO: 5040 34 01 0380 VIOLATION(S): 1) CODE SECTION BCC 27-285(B) AND 020 - 030 (A) - FAILURE TO OBTAIN APPROVAL FROM APPROPRIATE FIRE AUTHORITY OR FLORIDA DIVISION OF FORESTRY. BURNING CAUSING A PUBLIC NUISANCE DUE TO SMOKE	NOTICE OF HEARING ISSUED ON 06/01/18 TO APPEAR AT THE 08/07/18 HEARING. FOUND IN VIOLATION, ORDER TO CEASE AND DESIST FROM BURNING OR AN AUTOMATIC FINE IN THE AMOUNT OF \$250.00 PER

		CREATED FROM BURNING.	INCIDENT. ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00
3.6	CASE 2018- 247	OWNER(S): MANSILLA, POMPEY ADDRESS: 6850 MELALEUCA ROAD FOLIO: 5140 02 01 0310 VIOLATION(S): 1) CODE SECTION 020 – 030 (A) AND 020 – 040 (A) – FAILURE TO MAINTAIN POOL, POOL IS NOT BEING MAINTAINED AND CAUSING A NUISANCE.	NOTICE OF VIOLATION ISSUED ON 06/11/18 TO COMPLY BY 06/23/18, NOTICE OF HEARING ISSUED ON 07/06/18 TO APPEAR AT THE 08/07/18 HEARING. CORRECTION PRIOR TO THE HEARING
3.7	CASE 2018- 275	OWNER(S): 16601 SW 64 STREET LLC ADDRESS: 16601 SW 64 STREET FOLIO: 5140 05 09 0010 VIOLATION(S): 1) CODE SECTION 020 – 030 AND 020 - 040 – FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN ALL AREAS TO INCLUDE THE RIGHT OF WAY.	NOTICE OF VIOLATION ISSUED ON 06/19/18 TO COMPLY BY 07/01/18, NOTICE OF HEARING ISSUED ON 07/06/18 TO APPEAR AT 08/07/18 HEARING. FOUND IN VIOLATION, GIVEN 10 DAYS TO CORRECT THE VIOLATION OR BY 08/17/18 OR A FINE IN THE AMOUNT OF \$250.00 PER DAY. TO APPEAR AT THE 09/05/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.

4. CITATIONS

4.1	CASE	OWNER(S): ADDRESS: FOLIO:	STATUS:
		VIOLATION(S):	

5. RE-HEARINGS

5.1	CASE	OWNER(S):	STATUS:
		ADDRESS:	
		FOLIO:	

VIOLATION(S):	
1)	

6. FORECLOSURE REQUESTS

6.1	CASE 2017 - 203	OWNER(S): R & R DEVELOPER CORP ADDRESS: 5150 SW 124 AVE FOLIO: 5040 35 01 0015 VIOLATION(S): 1) CODE SECTION 005 – 120 AND 045 - 050 TO WIT: FAILURE TO OBTAIN A CERTIFICATE FOR NURSERY OPERATION AND USE NOT PERMITTED WITHIN A DISTRICT: MULCHING	STATUS: FINAL ORDER IMPOSING FINE ISSUED ON 09/05/17 FOR \$200.00 PER DAY SINCE 09/01/17. AMOUNT OF \$51,400.00 DUE TO THE TOWN OF SOUTHWEST RANCHES. ORDER OF FORECLOSURE ISSUE BY THE SPECIAL MAGISTRATE WITH A REDUCTION OF THE AMOUNT TO \$40,000.00 TO BE PAID WITHIN 90 DAYS OR BY 11/05/18 OR FINE AMOUNT WILL BE ORIGINAL AMOUNT OF \$51,400.00.
6.2	CASE 2017 - 341	OWNER(S): WACHTEL, YEHUDA GENE RIBEIRO, ALMIBETE ADDRESS: 5050 SW 178 AVE FOLIO: 5040 31 01 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. 2) CODE SECTION 020 – 030 TO WIT: FENCE MESH IS IN DISREPAIR. 3) CODE SECTION 020 – 040 TO WIT: REMAINS OF A SIGN ON THE RIGHT OF WAY.	STATUS: FINAL ORDER IMPOSING FINE ISSUED ON 12/5/17 FOR \$250.00 PER DAY, PER VIOLATION SINCE 08/12/17. AMOUNT OF \$237,750.00 DUE TO THE TOWN OF SOUTHWEST RANCHES AND CONTINUES TO ACCRUE PER DAY. REQUEST OF CONTINUANCE BY THE PROPERTY OWNER APPROVED BY THE MAGISTRATE. CONTINUANCE TO 09/05/18 HEARING DATE.

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).