

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
SEPTEMBER 5 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 05/02/17 TO COMPLY BY 06/05/17 OR A FINE OF \$150.00 PER DAY. TO APPEAR AT THE 09/05/17 IMPOSITION HEARING IF NOT IN COMPLIANCE
2.2	CASE 2017 - 127	OWNER(S): TWIN GROUP CORP ADDRESS: 17701 SW 58 STREET FOLIO: 5040 31 01 0151 VIOLATION(S): 1). CODE SECTION 065 – 080 - SWIMMING POOL SHALL BE ENCLOSED WITH A FENCE OR WALL A MINIMUM OF 4’-0” IN HEIGHT ABOVE GROUND. (CORRECTION) 2). CODE SECTION 005 – 080 (A) – WORK DONE WITHOUT A PERMIT TO WIT: INSTALLATION OF WINDOWS (CORRECTION) 3). CODE SECTION 005-080 (A) – WORK DONE WITHOUT A PERMIT TO WIT: ELECTRICAL WORK INTERIOR OF THE HOME AND BARN (COMPLIED) 4). CODE SECTION 005 – 080 (A) – WORK DONE WITHOUT A PERMIT TO WIT: INSTALLATION OF AN A/C UNIT. (CORRECTION) 5). CODE SECTION 020 – 030 (A) – FAILURE TO MAINTAIN POOL, POOL IS DIRTY (CORRECTION)	STATUS: FINAL ORDER ISSUED ON 07/05/17 TO COMPLY BY 07/31/17 OR A FINE OF \$150.00 PER VIOLATION UNTIL CORRECTED. TO APPEAR AT THE 08/01/17 IMPOSITION HEARING IF NOT IN COMPLIANCE. CORRECTION PRIOR TO THE HEARING.
2.3	CASE 2017 - 176	OWNER(S): EQUILUX SHOW STABLES INC ADDRESS: 15721 SW 51 MANOR FOLIO: 5040 33 09 0010 VIOLATION(S): 1). CODE SECTION 020 – 030 (A) – RUNOFF OF	STATUS: AMENDED FINAL ORDER ISSUED ON 07/05/17 TO COMPLY BY 07/31/17 OR A FINE IN THE AMOUNT OF \$100.00 IF NOT IN

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		STORMWATER ONTO ADJACENT PROPERTIES CONTRIBUTING TO FLOODING CONDITIONS WHICH INTERFERE WITH THE ENJOYMENT OF PROPERTY CAUSED BY FAILURE TO INSTALL BERM DURING DRIVEWAY INSTALLATION	COMPLIANCE. TO APPEAR AT THE 08/01/17
2.4	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 – CERTIFICATE OF USE FOR BUSINESS OPERATION TO WIT: NURSERY 2). CODE SECTION 045 – 030 (C)(4) – FAILURE TO OBTAIN CERTIFICATE OF USE FOR BUSINESS OPERATION TO WIT; ANIMAL HOSPITAL (COMPLIED) 2) CODE SECTION 005 – 080 (A) – FILLING WITHOUT A PERMIT TO WIT: MULCHED MATERIAL.	STATUS: FINAL ORDER ISSUED ON 06/06/17 TO COMPLY BY 09/01/17 OR A FINE OF \$200.00 PER DAY UNTIL COMPLIED. TO APPEAR AT THE 09/05/17 IMPOSITION HEARING.
2.5	CASE 2017 - 238	OWNER(S): SANCHEZ, CYNTHIA SANCHEZ, HUMBERTO G ADDRESS: 18131 SW 68 CT FOLIO: 5140 06 03 0039 VIOLATION(S): 1). CODE SECTION 005 – 080 (A) – FILLING/GRADING ON PROPERTY WITHOUT A PERMIT. (COMPLIED) 2) CODE SECTION 045 – 030 (D)(4) – STORAGE CONTAINER NOT PROPERLY SCREENED FROM VIEW AS REQUIRED. 3) CODE SECTION 005 – 080 (A) – FAILURE TO OBTAIN A PERMIT FOR THE TREE REMOVAL. (COMPLIED)	STATUS: AMENDED FINAL ORDER ISSUED ON 08/01/17 TO COMPLY BY 08/11/17 OR A FINE OF \$100.00. TO APPEAR AT THE 09/05/17 IMPOSITION HEARING.
2.6	CASE 2017 - 240	OWNER(S): CLAUDIA MEDINA DE CASTILLO AND MIGUEL CASTILLO LAGRANGE ADDRESS: 18900 STIRLING ROAD FOLIO: 5039 36 10 0610	STATUS: AMENDED FINAL ORDER ISSUED ON 08/01/17 TO COMPLY BY 08/31/17, TO

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		VIOLATION(S): 1). CODE SECTION 020 – 030 (A) – IMPROPER STORAGE AND DISPOSAL OF MANURE ON PROPERTY	APPEAR AT THE 09/05/17 HEARING DATE.
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3. NEW CASES

3.1	CASE 2017 - 221	OWNER(S): TEJEDA, ALEJANDRO & CARMEN ADDRESS: 20431 SW 48 PLACE FOLIO: 5039 35 03 0420 VIOLATION(S): 1). CODE SECTION 005 – 080 (A) – WORK WITHOUT A PERMIT (DRIVEWAY)	STATUS: NOTICE OF VIOLATION ISSUED ON 04/13/17 TO COMPLY BY 04/24/17, NOTICE OF HEARING ISSUED ON 07/26/17 TO APPEAR AT THE 09/05/17 HEARING.
3.2	CASE 2017 - 265	OWNER(S): BOUDREAU, DONALD & CAROL P BOUDREAU FAM TR ADDRESS: 5400 SW 196 LANE FOLIO: 5039 35 02 0130 VIOLATION(S): 1). CODE SECTION 005 – 080 (A) - WORK WITHOUT A PERMIT TO WIT: PAVER DRIVEWAY INSTALLED ON THE PROPERTY.	STATUS: ORDER OF CONTINUANCE ISSUED ON 08/01/17 TO APPEAR AT THE 09/05/17 HEARING.
3.3	CASE 2017 - 293	OWNER(S): 3G16 INTERPRISES LLC ADDRESS: 5900 ESTATES DRIVE FOLIO: 5040 34 08 0030 VIOLATION(S): 1). CODE SECTION 005 - 120 – VIOLATION OF CERTIFICATE OF USE; FAILURE TO COMPLY WITH CONDITIONS OF CERTIFICATE OF USE (EXCEEDING NUMBER OF BEDS)	STATUS: NOTICE OF HEARING ISSUED ON 08/10/17 TO APPEAR AT THE 09/05/17 HEARING.
3.4	CASE 2017 - 293	OWNER(S): RAUCH, ROBERT RAUCH, JACQUELINE ADDRESS: 5900 ESTATES DRIVE FOLIO: 5040-34-08-0030	STATUS: NOTICE OF HEARING ISSUED ON 08/10/17 TO APPEAR AT THE 09/05/17 HEARING.

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		<p>VIOLATION(S):</p> <p>1). CODE SECTION 005 - 120 – VIOLATION OF CERTIFICATE OF USE; FAILURE TO COMPLY WITH CONDITIONS OF CERTIFICATE OF USE (EXCEEDING NUMBER OF BEDS)</p>	
3.5	CASE 2017 - 320	<p>OWNER(S): AMEZQUITA, EDGAR COLLIER, FRANZ A ADDRESS: 6650 SW 189 WAY FOLIO: 5139 01 01 0056 VIOLATION(S):</p> <p>1). CODE SECTION 020 – 030 (A) – FAILURE TO MAINTAIN PROPERTY, GRASS IS OVERGROWN ALL AREAS OF THE PROPERTY TO INCLUDE RIGHT OF WAY. 2) CODE SECTION 020 – 040 (D) – JUNK AND DEBRIS SCATTERED THROUGHOUT THE PROPERTY CREATING A NUISANCE TO WIT: FURNITURE, BOTTLES, CANS AND COOLERS ON THE REAR OF THE PROPERTY ADJACENT TO CANAL AREA) 3) CODE SECTION 015 – 070 (C) – ALLOWING DUMPSTER TO OVERFLOW. (COMPLIED)</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 06/16/17 TO COMPLY BY 06/29/17, HEARING NOTICE ISSUED ON 07/11/17 TO APPEAR AT THE 09/05/17 HEARING.</p>
3.6	CASE 2017 - 396	<p>OWNER(S): AZOR, HERBY ADDRESS: 12901 SW 56 STREET FOLIO: 5040 35 01 0210 VIOLATION(S):</p> <p>1). CODE SECTION 020 – 030 AND 020 – 040 – FAILURE TO MAINTAIN PROPERTY. PROPERTY IS OVERGROWN ON ALL AREAS INCLUDING THE RIGHT OF WAY.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 07/25/17 TO COMPLY BY 08/06/17, HEARING NOTICE ISSUED ON 08/17/17 TO APPEAR AT THE 09/05/17 HEARING.</p>
3.7	CASE 2017 - 398	<p>OWNER(S): SALMON, DWIGHT A ADDRESS: 13901 MUSTANG TRAIL FOLIO: 5140 03 01 0324 VIOLATION(S):</p>	<p>STATUS: NOTICE OF HEARING ISSUED ON 07/26/17 TO APPEAR AT THE 09/05/17 HEARING.</p>

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		1). CODE SECTION BCC 4-8 – ALLOWING ANIMAL (DOGS) TO ESCAPE PROPERTY AND REMAIN LOOSE. FAILURE TO SECURE ANIMAL(S) WITHIN PROPERTY RESULTING IN AN ATTACK.	
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4. CITATIONS

4.1	CASE 2014 C- 407	OWNER(S): LAING RONALD & LAING CAROLYN R LAING & C LAING REV FAM TR ADDRESS: 17210 SW 58 STREET FOLIO: 5040 31 01 0541 VIOLATION(S): 1). CODE SECTION 16 – 19 (G)(3) - BULK OUT ON A NON-PERMITTED DATE PER CODE.	STATUS: CIVIL VIOLATION 13301 ISSUED ON 07/18/17
4.2	CASE 2016C - 157	OWNER(S): CONROY MORGAN CONROY MARILYN & MARK ADDRESS: 13211 MUSTANG TRAIL FOLIO: 5140 02 01 0324 VIOLATION(S): 1). CODE SECTION 16 – 19 (G)(3) - BULK OUT ON A NON-PERMITTED DATE PER CODE.	STATUS: CIVIL VIOLATION 13173 ISSUED ON 07/18/17
4.3	CASE 2017C - 224	OWNER(S): TROPICAL LANDSCAPE FARMS LLC ADDRESS: 5879 SW 178 AVE FOLIO: 5040 31 01 0390 VIOLATION(S): 1). CODE SECTION 16 – 19 (G)(11) - BULK OVER THE MAXIMUM AMOUNT ALLOWED OF 12 YARDS	STATUS: WARNING NOTICE ISSUED ON 04/12/17, CIVIL VIOLATION 13302 ISSUED ON 07/20/17

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4.4	CASE 2017C - 269	OWNER(S): HERNANDEZ, RENE & JESSICA ADDRESS: 5001 SW 173 WAY FOLIO: 5040 31 01 0042 VIOLATION(S): 1). CODE SECTION 16 – 19 (G)(3) - BULK OUT ON A NON-PERMITTED DATE PER CODE	STATUS: WARNING NOTICE ISSUED ON 05/08/17, CIVIL VIOLATION 13172 ISSUED ON 07/17/17
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5. FORECLOSURE REQUESTS

5.1	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).