

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.**

**MINUTES**

**1. CALL SESSION TO ORDER**

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

2.1	<b>CASE  2017 - 046</b>	OWNER(S): ALBERT E BLAIR ADDRESS: 17840 SW 70 PLACE FOLIO: 5140 06 03 0054 VIOLATION(S):  1). <b>CODE SECTION 005 – 080 (A)</b> – WORK BEING DONE WITHOUT PERMITS TO WIT: STALLS AND POLE BARN	<b>STATUS:</b> 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  <b>AMENDED FINAL ORDER TO COMPLY BY 10/02/17 OR A FINE OF \$150.00 FROM 06/05/17. TO APPEAR AT THE 10/03/17 IMPOSITION HEARING IF NOT IN COMPLIANCE.</b>
2.2	<b>CASE  2017 - 127</b>	OWNER(S): TWIN GROUP CORP ADDRESS: 17701 SW 58 STREET FOLIO: 5040 31 01 0151 VIOLATION(S):  1). <b>CODE SECTION 065 – 080 -</b> SWIMMING POOL SHALL BE ENCLOSED WITH A FENCE OR WALL A MINIMUM OF 4’-0” IN HEIGHT ABOVE GROUND. <b>(CORRECTION)</b> 2). <b>CODE SECTION 005 – 080 (A)</b> – WORK DONE WITHOUT A PERMIT TO WIT: INSTALLATION OF WINDOWS <b>(CORRECTION)</b> 3). <b>CODE SECTION 005-080 (A)</b> – WORK DONE WITHOUT A PERMIT TO WIT: ELECTRICAL WORK INTERIOR OF THE HOME AND BARN <b>(COMPLIED)</b> 4). <b>CODE SECTION 005 – 080 (A)</b> – WORK DONE WITHOUT A PERMIT TO WIT: INSTALLATION OF AN A/C UNIT. <b>(CORRECTION)</b> 5). <b>CODE SECTION 020 – 030 (A)</b> – FAILURE TO MAINTAIN POOL, POOL IS DIRTY	<b>STATUS:</b> 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.  <b>CORRECTION PRIOR TO THE HEARING.</b>

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		<b>(CORRECTION)</b>	
<b>2.3</b>	<b>CASE 2017 - 176</b>	<p>OWNER(S): EQUILUX SHOW STABLES INC  ADDRESS: 15721 SW 51 MANOR  FOLIO: 5040 33 09 0010  VIOLATION(S):</p> <p>1). <b>CODE SECTION 020 – 030 (A)</b> – RUNOFF OF STORMWATER ONTO ADJACENT PROPERTIES CONTRIBUTING TO FLOODING CONDITIONS WHICH INTERFERE WITH THE ENJOYMENT OF PROPERTY CAUSED BY FAILURE TO INSTALL BERM DURING DRIVEWAY INSTALLATION</p>	<p><b>STATUS:</b>  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 COMPLIANCE. TO APPEAR AT THE 08/01/17</p> <p><b>CORRECTION PRIOR TO THE HEARING.</b></p>
<b>2.4</b>	<b>CASE 2017 - 203</b>	<p>OWNER(S): R &amp; R DEVELOPER CORP  ADDRESS: 5150 SW 124 AVE  FOLIO: 5040 35 01 0015  VIOLATION(S):</p> <p>1). <b>CODE SECTION 005 – 120 AND 045 - 050</b> – CERTIFICATE OF USE FOR BUSINESS OPERATION TO WIT: NURSERY  2). <b>CODE SECTION 045 – 030 (C)(4)</b> – FAILURE TO OBTAIN CERTIFICATE OF USE FOR BUSINESS OPERATION TO WIT; ANIMAL HOSPITAL <b>(COMPLIED)</b>  3) <b>CODE SECTION 005 – 080 (A)</b> – FILLING WITHOUT A PERMIT TO WIT: MULCHED MATERIAL.</p>	<p><b>STATUS:</b>  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.</p> <p><b>FOUND IN VIOLATION FOR ITEM #1. IMPOSED A PENALTY IN THE AMOUNT OF \$200.00 PER DAY FROM 09/01/17 UNTIL COMPLIED. CORRECTION OF ITEM #2 AND DISMISSAL OF ITEM #3</b></p>
<b>2.5</b>	<b>CASE 2017 - 238</b>	<p>OWNER(S): SANCHEZ, CYNTHIA SANCHEZ, HUMBERTO G  ADDRESS: 18131 SW 68 CT  FOLIO: 5140 06 03 0039  VIOLATION(S):</p> <p>1). <b>CODE SECTION 005 – 080 (A)</b> – FILLING/GRADING ON PROPERTY WITHOUT A PERMIT. <b>(COMPLIED)</b>  2) <b>CODE SECTION 045 – 030 (D)(4)</b> – STORAGE CONTAINER NOT PROPERLY SCREENED FROM</p>	<p><b>STATUS:</b>  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.</p> <p><b>CORRECTION PRIOR TO THE HEARING.</b></p>

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		VIEW AS REQUIRED. 3) <b>CODE SECTION 005 – 080 (A)</b> – FAILURE TO OBTAIN A PERMIT FOR THE TREE REMOVAL. <b>(COMPLIED)</b>	
2.6	<b>CASE 2017 - 240</b>	OWNER(S): CLAUDIA MEDINA DE CASTILLO AND MIGUEL CASTILLO LAGRANGE ADDRESS: 18900 STIRLING ROAD FOLIO: 5039 36 10 0610 VIOLATION(S):  1). <b>CODE SECTION 020 – 030 (A)</b> – IMPROPER STORAGE AND DISPOSAL OF MANURE ON PROPERTY	<b>STATUS:</b> AMENDED FINAL ORDER ISSUED ON 08/01/17 TO COMPLY BY 08/31/17, TO APPEAR AT THE 09/05/17 HEARING DATE.  <b>CORRECTION PRIOR TO THE HEARING.</b>

**3. NEW CASES**

3.1	<b>CASE 2017 - 221</b>	OWNER(S): TEJEDA, ALEJANDRO & CARMEN ADDRESS: 20431 SW 48 PLACE FOLIO: 5039 35 03 0420 VIOLATION(S):  1). <b>CODE SECTION 005 – 080 (A)</b> – WORK WITHOUT A PERMIT (DRIVEWAY)	<b>STATUS:</b> 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.  <b>CORRECTION PRIOR TO THE HEARING.</b>
3.2	<b>CASE 2017 - 265</b>	OWNER(S): BOUDREAU, DONALD & CAROL P BOUDREAU FAM TR ADDRESS: 5400 SW 196 LANE FOLIO: 5039 35 02 0130 VIOLATION(S):  1). <b>CODE SECTION 005 – 080 (A)</b> - WORK WITHOUT A PERMIT TO WIT: PAVER DRIVEWAY INSTALLED ON THE PROPERTY.	<b>STATUS:</b> ORDER OF CONTINUANCE ISSUED ON 08/01/17 TO APPEAR AT THE 09/05/17 HEARING.  <b>CORRECTION PRIOR TO THE HEARING.</b>
3.3	<b>CASE 2017 - 293</b>	OWNER(S): 3G16 INTERPRISES LLC ADDRESS: 5900 ESTATES DRIVE	<b>STATUS:</b> NOTICE OF HEARING ISSUED

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		<p>FOLIO: 5040 34 08 0030  VIOLATION(S):</p> <p>1). <b>CODE SECTION 005 - 120</b> – VIOLATION OF CERTIFICATE OF USE; FAILURE TO COMPLY WITH CONDITIONS OF CERTIFICATE OF USE (EXCEEDING NUMBER OF BEDS)</p>	<p>ON 08/10/17 TO APPEAR AT THE 09/05/17 HEARING.</p> <p><b>COMPANION CASE TO ONE BELOW SEE FINDINGS FOR PROPERTY OWNER BELOW.</b></p>
3.4	<b>CASE 2017 - 293</b>	<p>OWNER(S): RAUCH, ROBERT RAUCH, JACQUELINE  ADDRESS: 5900 ESTATES DRIVE  FOLIO: 5040-34-08-0030  VIOLATION(S):</p> <p>1). <b>CODE SECTION 005 - 120</b> – VIOLATION OF CERTIFICATE OF USE; FAILURE TO COMPLY WITH CONDITIONS OF CERTIFICATE OF USE (EXCEEDING NUMBER OF BEDS)</p>	<p><b>STATUS:</b>  NOTICE OF HEARING ISSUED ON 08/10/17 TO APPEAR AT THE 09/05/17 HEARING.</p> <p><b>FOUND IN VIOLATION, IMPOSED A PENALTY IN THE AMOUNT OF \$1,000.00 AND ADMINISTRATIVE FEE OF \$150.00.</b></p>
3.5	<b>CASE 2017 - 320</b>	<p>OWNER(S): AMEZQUITA, EDGAR COLLIER, FRANZ A  ADDRESS: 6650 SW 189 WAY  FOLIO: 5139 01 01 0056  VIOLATION(S):</p> <p>1). <b>CODE SECTION 020 – 030 (A)</b> – FAILURE TO MAINTAIN PROPERTY, GRASS IS OVERGROWN ALL AREAS OF THE PROPERTY TO INCLUDE RIGHT OF WAY.  2) <b>CODE SECTION 020 – 040 (D)</b> – 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) <b>CODE SECTION 015 – 070 (C)</b> – ALLOWING DUMPSTER TO OVERFLOW. <b>(COMPLIED)</b></p>	<p><b>STATUS:</b>  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> <p><b>FOUND IN VIOLATION, GIVEN 10 DAYS TO CORRECT THE VIOLATION OR FINE OF \$250.00 PER DAY PER VIOLATION. ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00</b></p>
3.6	<b>CASE 2017 - 396</b>	<p>OWNER(S): AZOR, HERBY  ADDRESS: 12901 SW 56 STREET  FOLIO: 5040 35 01 0210</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 07/25/17 TO</p>

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		VIOLATION(S):  1). <b>CODE SECTION 020 – 030 AND 020 – 040 –</b> FAILURE TO MAINTAIN PROPERTY. PROPERTY IS OVERGROWN ON ALL AREAS INCLUDING THE RIGHT OF WAY.	COMPLY BY 08/06/17, HEARING NOTICE ISSUED ON 08/17/17 TO APPEAR AT THE 09/05/17 HEARING.  <b>FOUND IN VIOLATION,  GIVEN 10 DAYS TO CORRECT  VIOLATION OR A FINE IN  THE AMOUNT OF \$150.00 AND  ADMINISTRATIVE FEE IN  THE AMOUNT OF \$150.00</b>
3.7	<b>CASE 2017 - 398</b>	OWNER(S): SALMON, DWIGHT A ADDRESS: 13901 MUSTANG TRAIL FOLIO: 5140 03 01 0324 VIOLATION(S):  1). <b>CODE SECTION BCC 4-8–</b> ALLOWING ANIMAL (DOGS) TO ESCAPE PROPERTY AND REMAIN LOOSE. FAILURE TO SECURE ANIMAL(S) WITHIN PROPERTY RESULTING IN AN ATTACK.	<b>STATUS:</b> NOTICE OF HEARING ISSUED ON 07/26/17 TO APPEAR AT THE 09/05/17 HEARING.  <b>ADMITTED VIOLATION,  IMPOSED PENALTY IN THE  AMOUNT OF \$350.00 AND  PROVIDED 30 DAYS TO PAY  THE VIOLATION.</b>

**4. CITATIONS**

4.1	<b>CASE 2014 C- 407</b>	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). <b>CODE SECTION 16 – 19 (G)(3) -</b> BULK OUT ON A NON-PERMITTED DATE PER CODE.	<b>STATUS:</b> CIVIL VIOLATION 13301 ISSUED ON 07/18/17  <b>FOUND IN VIOLATION,  IMPOSED PENALTY OF  \$500.00 PLUS  ADMINISTRATIVE FEE IN  THE AMOUNT OF \$150.00</b>
4.2	<b>CASE 2016C - 157</b>	OWNER(S): CONROY MORGAN CONROY MARILYN & MARK ADDRESS: 13211 MUSTANG TRAIL FOLIO: 5140 02 01 0324 VIOLATION(S):	<b>STATUS:</b> CIVIL VIOLATION 13173 ISSUED ON 07/18/17  <b>ADMITTED VIOLATION  IMPOSED PENALTY IN THE</b>

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		1). <b>CODE SECTION 16 – 19 (G)(3)</b> - BULK OUT ON A NON-PERMITTED DATE PER CODE.	<b>AMOUNT OF \$200.00 NO ADMINISTRATIVE FEE.</b>
<b>4.3</b>	<b>CASE 2017C - 224</b>	OWNER(S): TROPICAL LANDSCAPE FARMS LLC ADDRESS: 5879 SW 178 AVE FOLIO: 5040 31 01 0390 VIOLATION(S):  1). <b>CODE SECTION 16 – 19 (G)(11)</b> - BULK OVER THE MAXIMUM AMOUNT ALLOWED OF 12 YARDS	<b>STATUS:</b> WARNING NOTICE ISSUED ON 04/12/17, <b>CIVIL VIOLATION 13302</b> ISSUED ON 07/20/17  <b>FOUND IN VIOLATION, IMPOSED PENALTY OF \$500.00 PLUS ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00</b>
<b>4.4</b>	<b>CASE 2017C - 269</b>	OWNER(S): HERNANDEZ, RENE & JESSICA ADDRESS: 5001 SW 173 WAY FOLIO: 5040 31 01 0042 VIOLATION(S):  1). <b>CODE SECTION 16 – 19 (G)(3)</b> - BULK OUT ON A NON-PERMITTED DATE PER CODE	<b>STATUS:</b> WARNING NOTICE ISSUED ON 05/08/17, <b>CIVIL VIOLATION 13172</b> ISSUED ON 07/17/17  <b>FOUND IN VIOLATION, IMPOSED PENALTY OF \$500.00 PLUS ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00</b>

**5. FORECLOSURE REQUESTS**

<b>5.1</b>	<b>CASE</b>	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	<b>STATUS:</b>
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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

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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).