

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
OCTOBER 2, 2018
9:00 A.M.**

MINUTES

1. CALL SESSION TO ORDER

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

2.1	CASE 2016- 583	OWNER(S): CHRIST COVENANT CHURCH INC ADDRESS: 4700 SW 188 AVE FOLIO: 5039 25 03 0180 VIOLATION(S): 1) CODE SECTION 095 – 040 (A) – VIOLATION OF THE NIGHT SKY ORDINANCE TO WIT: CONTROL GLARE.	STATUS: ORDER OF CONTINUANCE ISSUED ON 09/05/18 TO APPEAR AT THE 10/02/18 AMENDED ORDER TO COMPLY BY 11/30/18 OR ORIGINAL FINE TO BE IMPOSED AT THE 12/04/18 IMPOSITION HEARING
2.2	CASE 2017- 508	OWNER(S): NAYELIS DIAZ SUAREZ ADDRESS: 4861 SW 193 LANE FOLIO: 5039 36 06 0050 VIOLATION(S): 1) CODE SECTION 005 – 080 (A) – CLEARING / GRADING / FILLING BEING DONE WITHOUT A PERMIT	STATUS: AMENDED FINAL ORDER ISSUED ON 09/05/18 TO COMPLY BY 09/04/18 OR A FINE IN THE AMOUNT OF \$100.00 PER DAY UNTIL COMPLIED. TO APPEAR AT THE 10/02/18 IMPOSITION HEARING IF NOT IN COMPLIANCE AMENDED ORDER TO COMPLY BY 11/05/18 AND TO APPEAR AT THE 11/06/18 IMPOSITION HEARING IF NOT IN COMPLIANCE
2.3	CASE 2018 - 188	OWNER(S): WINDMILL VI LLC ADDRESS: 18231 SW 60 STREET FOLIO: 5040 31 01 0395 VIOLATION(S): 1) CODE SECTION 045 – 030 (C)(1) – VEHICLES NOT REGISTERED TO THE PROPERTY OWNER, STORAGE OF EMPLOYEE VEHICLES NOT ALLOWED 2) CODE SECTION 045 – 030 (C)(1) – PARKING OF VEHICLES WITHOUT	STATUS: FINAL ORDER ISSUED ON 07/03/18 TO COMPLY BY 09/03/18 OR A FINE IN THE AMOUNT OF \$100.00 UNTIL COMPLIED. TO APPEAR AT THE 09/05/18 HEARING IF NOT IN COMPLIANCE. OPINION TO BE RENDERED AND SPECIAL MAGISTRATE

		<p>PROPER TAG OR REGISTRATION TO WIT: TWO 18 – WHEELER TRUCKS WITHOUT TAG (COMPLIED)</p> <p>3) CODE SECTION 020 – 030 (A) – JUNK AND TRASH BEING STORED ON THE PROPERTY (COMPLIED)</p> <p>4) CODE SECTION 005 – 080 (A) – FAILURE TO FINALIZE PERMIT FOR FENCE, PERMIT EXPIRED</p> <p>5) CODE SECTION 005 – 270 – FAILURE TO MAINTAIN RIGHT OF WAY AS REQUIRED</p>	TOOK INTO ADVISEMENT
2.4	CASE 2018 - 192	<p>OWNER(S): LEVY, CHARLES & MARIA ELENA ADDRESS: 13010 STIRLING ROAD FOLIO: 5140 02 01 0090</p> <p>VIOLATION(S):</p> <p>1) CODE SECTION 005 -080(A) – WORK WITHOUT A PERMIT TO WIT: TENNIS COURT</p>	<p>STATUS: AMENDED FINAL ORDER ISSUED ON 09/05/18 TO COMPLY BY 10/01/18 OR A FINE IN THE AMOUNT OF \$150.00 UNTIL COMPLIED. TO APPEAR AT THE 10/02/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.</p> <p>AMENDED ORDER TO COMPLY BY 11/05/18 AND TO APPEAR AT THE 11/06/18 IMPOSITION HEARING IF NOT IN COMPLIANCE</p>
2.5	CASE 2018 - 228	<p>OWNER(S): JOHN CANADA ADDRESS: 17800 SW 52 CT FOLIO: 5040 31 13 0020</p> <p>VIOLATION(S):</p> <p>1) CODE SECTION 005 – 080 (A) – CLEARING / GRADING / FILLING BEING DONE WITHOUT APPROVAL AND PERMITS. (COMPLIED)</p>	<p>STATUS: AMENDED FINAL ORDER ISSUED ON 08/07/18 TO COMPLY BY 10/01/18. TO APPEAR AT THE 10/02/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.</p> <p>CORRECTED PRIOR TO THE HEARING</p>
2.6	CASE 2018 - 279	<p>OWNER(S): ZORMA BROWARD PF 23 ADDRESS: 5775 SW 130 AVE FOLIO: 5040 35 09 0010</p> <p>VIOLATION(S):</p> <p>1) CODE SECTION 020 – 040 (A)(D) – FAILURE TO MAINTAIN PROPERTY TO WIT: OVERGROWN GRASS ALL AREAS OF THE PROPERTY TO INCLUDE RIGHT OF WAY</p>	<p>STATUS: FINAL ORDER ISSUED ON 09/05/18 TO COMPLY BY 10/01/18, TO APPEAR AT THE 10/02/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.</p> <p>CORRECTED PRIOR TO THE HEARING</p>

2.7	CASE 2018 - 281	<p>OWNER(S): ALONSO, RICARDO LAZARO ADDRESS: 17791 SW 46 STREET FOLIO: 5040 30 00 0240</p> <p>VIOLATION(S):</p> <ol style="list-style-type: none"> 1) CODE SECTION 045 – 030(C)(A) – STORAGE OF COMMERCIAL VEHICLES EXCEEDING (1) AND NOT PARKED ON STABILIZED SURFACE. 2) CODE SECTION 045-030(C)(4)(B)(2)(3) – STORAGE OF VEHICLES NOT REGISTERED TO PROPERTY OR PROPERTY ONWER 	<p>STATUS: FINAL ORDER ISSUED ON 09/05/18 TO COMPLY BY 10/02/18 OR A FINE IN THE AMOUNT OF \$100.00 PER DAY. TO APPEAR AT THE 10/02/18 IMPOSITION HEARING.</p> <p>CORRECTED PRIOR TO THE HEARING</p>
2.8	CASE 2018 - 313	<p>OWNER(S): VIDAL, RUBEN ADDRESS: 6620 SW 185 WAY FOLIO: 5139 01 01 0092</p> <p>VIOLATION(S):</p> <ol style="list-style-type: none"> 1) CODE SECTION 005 – 080 (A) – WORK WITHOUT A PERMIT TO WIT: FILL BROUGHT TO THE PROPERTY WITHOUT A PERMIT. 	<p>STATUS: FINAL ORDER ISSUED ON 09/05/18 TO COMPLY BY 10/02/18 OR A FINE IN THE AMOUNT OF \$150.00 IF NOT IN COMPLIANCE. TO APPEAR AT THE 10/02/18 IMPOSITION HEARING.</p> <p>AMENDED ORDER TO COMPLY BY 11/05/18 AND TO APPEAR AT THE 11/06/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.</p>
2.9	CASE 2018 - 322	<p>OWNER(S): VIDAL RUBEN ADDRESS: 6620 SW 185 WAY FOLIO: 5139 01 01 0092</p> <p>VIOLATION(S):</p> <ol style="list-style-type: none"> 1) CODE SECTION 005 – 080 (A) – WORK WITHOUT A PERMIT TO WIT: INSTALLATION OF A FENCE 	<p>STATUS: FINAL ORDER ISSUED ON 09/05/18 TO COMPLY BY 10/02/18 OR A FINE IN THE AMOUNT OF \$150.00 IF NOT IN COMPLIANCE. TO APPEAR AT THE 10/02/18 IMPOSITION HEARING.</p> <p>AMENDED ORDER TO COMPLY BY 11/05/18 AND TO APPEAR AT THE 11/06/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.</p>

3. NEW CASES

3.1	CASE 2018- 282	<p>OWNER(S): OTERO, LEONARDO ADDRESS: 5021 SW 188 AVE FOLIO: 5039 36 02 0220</p> <p>VIOLATION(S):</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 06/29/18 TO COMPLY BY 07/10/18, NOTICE OF HEARING ISSUED ON</p>
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		<ol style="list-style-type: none"> 1) CODE SECTION 020 - 030 (A) - FAILURE TO MAINTAIN PROPERTY, OVERGROWN GRASS ALL AREAS TO INCLUDE RIGHT OF WAY. (CORRECTION) 2) CODE SECTION 020 – 040 (D) – FAILURE TO MAINTAIN POOL TO WIT: POOL IS GREEN AND CAUSING AN ATTRACTIVE NUISANCE FOR MOSQUITOES AND OTHER INSECTS. (CORRECTION) 3) CODE SECTION 070 – 020 – HOLIDAY LIGHTS ARE HANGING OUTSIDE OF SEASON (CORRECTION) 	<p>08/08/18 TO APPEAR AT THE 10/02/18 HEARING</p> <p>CORRECTION PRIOR TO THE HEARING</p>
3.2	CASE 2018- 285	<p>OWNER(S): BAID INVESTMENTS LLC ADDRESS: 4801 HANCOCK ROAD FOLIO: 5040 27 01 0221</p> <p>VIOLATION(S):</p> <ol style="list-style-type: none"> 1) CODE SECTION RESOLUTION 2012 - 031 SECTION 2, EXHIBIT A - FAILURE TO PAY THE REQUIRED ANNUAL FIRE INSPECTION FEE. 	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 07/05/18 TO COMPLY BY 07/17/18, NOTICE OF HEARING ISSUED ON 09/06/18 TO APPEAR AT THE 10/02/18 HEARING</p> <p>FOUND IN VIOLATION AND GIVEN 10 DAYS TO CORRECT THE VIOLATION OR BY 10/12/18 OR A FINE IN THE AMOUNT OF \$100.00 PER DAY AND ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00 IMPOSED FOR THE HEARING.</p>
3.3	CASE 2018-294	<p>OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010</p> <p>VIOLATION(S):</p> <ol style="list-style-type: none"> 1) CODE SECTION – 7-3 - FALSE ALARM IN EXCESS OF (2); THIRD FALSE ALARM 	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 07/06/18 TO COMPLY BY 07/18/18, CIVIL VIOLATION 13602 ISSUED AND SENT VIA MAIL.</p> <p>PAYMENT OF VIOLATION PRIOR TO THE HEARING.</p>
3.4	CASE 2018- 388	<p>OWNER(S): ZACCO, MARIO ADDRESS: V LOT ALONG SW 55 STREET AND 185 WAY FOLIO: 5039 36 01 0052</p> <p>VIOLATION(S):</p> <ol style="list-style-type: none"> 1) CODE SECTION 020 – 030 AND 020 – 040 - FAILURE TO MAINTAIN PROPERTY, OVERGROWN RIGHT OF WAY. 	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 08/27/18 TO COMPLY BY 09/08/18, NOTICE OF HEARING ISSUED ON 09/13/18 TO APPEAR AT THE 10/02/18 HEARING.</p> <p>CORRECTION PRIOR TO THE HEARING</p>

3.5	CASE 2018- 391	OWNER(S): GARCIA IBANEZ, LISA SOFIA GARCIA IBANEZ, DARIO FERNANDO ADDRESS: 18000 SW 50 STREET FOLIO: 5040 31 01 0171 VIOLATION(S): 1) CODE SECTION 020 – 030 AND 020 – 040 – FAILURE TO MAINTAIN PROPERTY, GRASS IS OVERGROWN IN ALL AREAS OF THE PROPERTY.	STATUS: NOTICE OF VIOLATION ISSUED ON 08/29/18 TO COMPLY BY 09/10/18, NOTICE OF HEARING ISSUED ON 09/06/18 TO APPEAR AT THE 10/02/18 HEARING. CORRECTION PRIOR TO THE HEARING
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4. CITATIONS

4.1	CASE	OWNER(S): ADDRESS: FOLIO:	STATUS:
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5. REPEAT VIOLATIONS:

5.1	CASE	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	STATUS:
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6. FORECLOSURE REQUESTS

6.1	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: ORDER OF CONTINUANCE ISSUED ON 09/05/18 TO APPEAR AT THE 10/02/18 FORECLOSURE HEARING AMOUNT OF \$101,250.00 FOR VIOLATION #2 AND #3 OR FROM 08/12/17 TO 09/21/18 FOR A TOTAL OF \$202,500.00. AMOUNT OF \$102,500.00 FOR VIOLATION #1 FROM 08/12/17 TO 09/26/18. GRAND TOTAL OF \$305,000.00 DUE TO THE TOWN OF SOUTHWEST RANCHES. AMOUNT REDUCED BY THE
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			MAGISTRATE TO A TOTAL OF \$213,500.00 FORECLOSURE AUTHORIZATION FOR THE AMOUNT ISSUED
6.2	CASE 2017 – 495	<p>OWNER(S): AMEZQUITA, EDGAR COLLIER, FRANZA A ADDRESS: 6650 SW 189 WAY FOLIO: 5139 01 01 0056</p> <p>VIOLATION(S):</p> <ol style="list-style-type: none"> 1) CODE SECTION 045 – 050, 2017 – 014 AND 010 – 030 USE OF PROPERTY NOT PERMITTED TO WIT: COMPOSTING OF VEGETATION NOT ORIGINATING FROM PROPERTY AND STORING MATERIAL ON SITE NOT PERMITTED (COMPLIANCE, AMOUNT DUE TO THE TOWN) 2) CODE SECTION 045 – 030 (C)(1) – PARKING AND STORAGE OF VEHICLES NOT REGISTERED TO THE PROPERTY. (COMPLIANCE, AMOUNT DUE TO THE TOWN) 3) CODE SECTION 005 – 080 (A) – CLEARING / GRADING / FILLING DONE WITHOUT A PERMIT (COMPLIANCE, AMOUNT DUE TO THE TOWN) 	<p>STATUS: ORDER OF CONTINUANCE ISSUED ON 09/05/18 TO APPEAR AT THE 10/02/18</p> <p>PAYMENT OF VIOLATION, CLOSE CASE</p>

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).