

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  
FEBRUARY 04, 2020  
9:00 A.M.**

1. **CALL SESSION TO ORDER**

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

2.1	<b>CASE 2019 – 443</b>	<b>OWNER(S):</b> VICTORIA PRODUCE LLC <b>ADDRESS:</b> 4830 SW 188 AVE <b>FOLIO:</b> 5039 25 03 0220  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 005 – 080 (A) –</b> WORK DONE WITHOUT A PERMIT TO WIT INSTALLATION OF REAR PORCH WITHOUT APPROVAL	<b>STATUS:</b> AMENDED FINAL ORDER ISSUED ON 01/07/20 TO COMPLY BY 02/03/20 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY. TO APPEAR AT THE IMPOSITION HEARING ON 02/04/20 IF NOT IN COMPLIANCE
2.2	<b>CASE 2019 - 473</b>	<b>OWNER(S):</b> VICTORIA PRODUCE LLC <b>ADDRESS:</b> 4830 SW 188 AVE <b>FOLIO:</b> 5039 25 03 0220  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 005 – 080 (A) –</b> WORK DONE WITHOUT A PERMIT TO WIT STORAGE CONTAINER CONVERTED INTO DETACHED ANCILLARY STRUCTURE	<b>STATUS:</b> AMENDED FINAL ORDER ISSUED ON 01/07/20 TO COMPLY BY 02/03/20 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY. TO APPEAR AT THE IMPOSITION HEARING ON 02/04/20 IF NOT IN COMPLIANCE
2.3	<b>CASE 2019 - 634</b>	<b>OWNER(S):</b> EDGAR M GUANUNA AND YADIRA LEGRA CUZAA <b>ADDRESS:</b> 17401 SW 48 ST <b>FOLIO:</b> 5040 30 00 0370  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 005 – 080 (A) –</b> FILLING/GRADING DONE WITHOUT APPROVAL OR PERMIT.	<b>STATUS:</b> AMENDED FINAL ORDER ISSUED ON 01/07/20 TO COMPLY BY 02/03/20 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY. TO APPEAR AT THE IMPOSITION HEARING ON 02/04/20 IF NOT IN COMPLIANCE
2.4	<b>CASE 2019 - 661</b>	<b>OWNER(S):</b> LUNN, STEVEN J & SARA <b>ADDRESS:</b> 17611 SW 68 CT <b>FOLIO:</b> 5140 06 04 0121  <b>VIOLATION(S):</b>	<b>STATUS:</b> FINAL ORDER ISSUED ON 01/07/20 TO COMPLY BY 02/03/20 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY.

		<p>1) <b>CODE SECTION 005 – 080(A) – FILLING / GRADING DONE WITHOUT APPROVAL OR PERMIT</b></p> <p>2) <b>CODE SECTION 005 – 080(A) – WORK DONE WITHOUT PERMIT. CREATION OF DRIVEWAY WITHOUT APPROVAL OR PERMITS.</b></p>	<p>TO APPEAR AT THE IMPOSITION HEARING ON 02/04/20 IF NOT IN COMPLIANCE</p>
2.5	<p><b>CASE 2019 - 668</b></p>	<p><b>OWNER(S):</b> ARCAMONTE, STEVEN &amp; CARLA  <b>ADDRESS:</b> 6400 SW 188 AVE  <b>FOLIO:</b> 5139 01 01 0011</p> <p><b>VIOLATION(S):</b></p> <p>1) <b>CODE SECTION 005 – 080(A) – FILLING / GRADING DONE WITHOUT APPROVAL OR PERMIT</b></p>	<p><b>STATUS:</b>  FINAL ORDER ISSUED ON 01/07/20 TO COMPLY BY 02/03/20 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY. TO APPEAR AT THE IMPOSITION HEARING ON 02/04/20 IF NOT IN COMPLIANCE</p>

### 3. NEW CASES

3.1	<b>CASE</b> <b>2019 – 658</b>	<b>OWNER(S):</b> DELGADO, LUIS DELGADO, ZORAYA <b>ADDRESS:</b> 17611 SW 65 CT <b>FOLIO:</b> 5140 06 01 0190  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 005 – 270 –</b> ILLEGAL USE OF RIGHT OF WAY. PLANTING TREES ON RIGHT OF WAY WITHOUT APPROVAL OR PERMITS.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 10/28/19 TO COMPLY BY 11/09/19, NOTICE OF HEARING ISSUED ON 12/17/19 TO APPEAR AT THE 02/04/20 NON-COMPLIANCE HEARING.
3.2	<b>CASE</b> <b>2019 – 700</b>	<b>OWNER(S):</b> MARTINEZ, MARITZA <b>ADDRESS:</b> 17031 SW 63 MNR <b>FOLIO:</b> 5140 05 01 0166  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 005 – 080(A) –</b> FILLING / GRADING DONE WITHOUT APPROVAL OR PERMIT	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 11/26/19 TO COMPLY BY 12/08/19, NOTICE OF HEARING ISSUED ON 01/09/20 TO APPEAR AT THE 02/04/20 NON-COMPLIANCE HEARING.
3.3	<b>CASE</b> <b>2019 – 704</b>	<b>OWNER(S):</b> BLACK PEARL INVESTMENTS LLC <b>ADDRESS:</b> 7010 SW 173 WAY <b>FOLIO:</b> 5140 06 04 0061  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 005 – 080(A) –</b> WORK DONE WITHOUT APPROVAL OR PERMIT. CONSTRUCTION OF ROOFED STRUCTURE. 2) <b>CODE SECTION 005 – 080(A) –</b> WORK DONE WITHOUT APPROVAL OR PERMIT. INSTALLATION OF GATE.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 12/03/19 TO COMPLY BY 12/15/19, NOTICE OF HEARING ISSUED ON 01/22/19 TO APPEAR AT THE 02/04/20 NON-COMPLIANCE HEARING.
3.4	<b>CASE</b> <b>2019 – 713</b>	<b>OWNER(S):</b> FAHIMIPOUR, MEHRDAD & COTY <b>ADDRESS:</b> JAMES B PIRTLE AVE <b>FOLIO:</b> 5040 35 13 0020  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 020-040(E) –</b> FAILURE TO MAINTAIN PROPERTY. ASPHALT ROADWAY IS BROKEN, CHIPPED, CRACKED AND HAS HOLES.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 12/10/19 TO COMPLY BY 12/22/19, NOTICE OF HEARING ISSUED ON 01/08/20 TO APPEAR AT THE 02/04/20 NON-COMPLIANCE HEARING.
3.5	<b>CASE</b> <b>2019 - 714</b>	<b>OWNER(S):</b> HERNANDEZ, JOSE ALBERTO H/E GARCIA, JORGE <b>ADDRESS:</b> 4900 SW 167 AVE <b>FOLIO:</b> 5040 32 02 0089	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 01/07/20 TO COMPLY BY 01/19/19, NOTICE

		<p><b>VIOLATION(S):</b></p> <p>1) <b>CODE SECTIONS 020-040(D), 005-270</b>          FAILURE TO MAINTAIN RIGHT OF WAY ON EAST SIDE OF PROPERTY. OVERGROWN GRASS AND SHRUBS ENCROACHING UNTO 166<sup>TH</sup> AVENUE.</p>	<p>OF HEARING ISSUED ON 01/22/20 TO APPEAR AT THE 02/04/20 NON-COMPLIANCE HEARING.</p> <p><b>COMPLIANCE PRIOR TO HEARING</b></p>
3.6	CASE 2020 - 008	<p><b>OWNER(S):</b> JACKSON, THOMAS H/E JACKSON, SARAH  <b>ADDRESS:</b> 14501 SUNSET LANE  <b>FOLIO:</b> 5140 03 01 0100</p> <p><b>VIOLATION(S):</b></p> <p>1) <b>CODE SECTIONS BCC 4-2(F), (M)(1)(3), SEC 4-3 (B)(F), SEC 4-8(B)</b> – ALLOWING ANIMALS TO BECOME A NUISANCE. DANGEROUS DOG AT LARGE AGGRESSIVELY BITING, ATTACKING, AND INFLICTING SEVERE INJURY ON A HUMAN BEING ON PUBLIC OR PRIVATE PROPERTY.</p>	<p><b>STATUS:</b>          NOTICE OF HEARING ISSUED ON 01/08/20 TO APPEAR AT THE 02/04/20 NON-COMPLIANCE HEARING.</p>

4. CITATIONS

4.1	CASE 2019A - 269	<p><b>OWNER(S):</b> VIGOA, LUIS  <b>ADDRESS:</b> 19000 GRIFFIN ROAD  <b>FOLIO:</b> 5039 25 02 0070</p> <p><b>VIOLATION(S):</b>  1) <b>CODE SECTION 7 -3(A)</b> – FALSE ALARM IN EXCESS OF (2) 3RD FALSE ALARM</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 05/13/19 FOR FIRST FALSE ALARM ON 01/26/19, SECOND FALSE ALARM ON 04/04/19, CIVIL VIOLATION 13717 ISSUED ON 12/18/19 FOR ALARM ON 11/07/19.</p>
4.2	CASE 2019A - 270	<p><b>OWNER(S):</b> CASTRO, ERIC &amp; BARBARA R  <b>ADDRESS:</b> 5601 THOROUGHbred LANE  <b>FOLIO:</b> 5040 34 03 0140</p> <p><b>VIOLATION(S):</b>  1) <b>CODE SECTION 7 -3(A)</b> – FALSE ALARM IN EXCESS OF (2) 3RD FALSE ALARM</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 05/13/19 FOR FIRST FALSE ALARM ON 04/02/19, SECOND FALSE ALARM ON 04/20/19, CIVIL VIOLATION 13820 ISSUED ON 01/13/20 FOR ALARM ON 12/08/19</p>
4.3	CASE 2019A - 274	<p><b>OWNER(S):</b> MARTIN, YOSEF &amp; PATRICIA  <b>ADDRESS:</b> 5780 SW 128 AVE  <b>FOLIO:</b> 5040 35 15 0080</p> <p><b>VIOLATION(S):</b>  1) <b>CODE SECTION 7 -3(A)</b> – FALSE ALARM IN EXCESS OF (2) 5<sup>TH</sup> FALSE ALARM</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 05/13/19 FOR FIRST FALSE ALARM ON 04/01/19, SECOND FALSE ALARM ON 04/01/19, CIVIL VIOLATION 13719 ISSUED ON 12/19/19 FOR FIFTH FALSE ALARM ON 11/19/19</p> <p><b>PAID PRIOR TO HEARING</b></p>
4.4	CASE 2019A - 491	<p><b>OWNER(S):</b> SOUTH FLORIDA HINDU TEMPLE INC  <b>ADDRESS:</b> 13010 GRIFFIN ROAD  <b>FOLIO:</b> 5040 26 06 0010</p> <p><b>VIOLATION(S):</b>  1) <b>CODE SECTION 7 -3(A)</b> – FALSE ALARM IN EXCESS OF (2) THIRD FALSE ALARM</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 09/09/19 FOR FIRST FALSE ALARM ON 04/14/19, SECOND FALSE ALARM ON 07/28/19, CIVIL VIOLATION 13718 THIRD FALSE ALARM ISSUED ON 12/19/19 FOR ALARM ON 11/23/19.</p> <p><b>PAID PRIOR TO HEARING</b></p>
4.5	CASE 2019A - 729	<p><b>OWNER(S):</b> LEWIN, ROBERT &amp; LISA H  <b>ADDRESS:</b> 13000 LEWIN LANE  <b>FOLIO:</b> 5040 35 01 0250</p> <p><b>VIOLATION(S):</b>  1) <b>CODE SECTION 7 – 3(A)</b> – FALSE ALARM IN EXCESS OF (2) 3RD FALSE ALARM</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 12/24/19 FIRST FALSE ALARM ON 08/04/19, SECOND FALSE ALARM ON 11/15/19, CIVIL VIOLATION 13821 ISSUED ON 01/13/20 FOR FALSE ALARM ON 11/16/19</p>

			<b>AMOUNT OF \$50.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.</b>
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**5. REPEAT VIOLATIONS:**

<b>5.1</b>	<b>CASE 2019 – 481</b>	<b>OWNER(S):</b> WARD, ANTONIO E <b>ADDRESS:</b> 15000 N SAXON CIRCLE <b>FOLIO:</b> 5040 33 02 0730  <b>VIOLATION(S):</b> 1) FAILURE TO MAINTAIN PROPERTY; TRASH AND DEBRIS SPREAD THROUGHOUT THE PROPERTY.	<b>STATUS:</b> FINAL ORDER ISSUED INDICATING ANY FUTURE VIOLATIONS WILL RESULT IN AN ADMINISTRATIVE FINE OF \$250.00 PER DAY.  <b>IN VIOLATION OF FINAL ORDER FOR (2) DAYS.  AMOUNT OF \$500.00 OWED TO THE TOWN.</b>
<b>5.2</b>	<b>2016 – 595</b>	<b>OWNER(S):</b> DUKE, TERRELL W JR & MICHELLE <b>ADDRESS:</b> 5745 SW 130 AVE <b>FOLIO:</b> 5040 34 01 0111  <b>VIOLATION(S):</b> PRINCIPAL PROPERTY USE IS NOT PERMITTED, TO WIT: WELDING AND OTHER NON-AGRICULTURAL RELATED OPERATION	<b>STATUS:</b> REPEAT VIOLATION NOTICE ISSUED ON 01/13/20  <b>PAID PRIOR TO HEARING</b>

**6. RE-HEARINGS:**

<b>6.1</b>	<b>CASE</b>	<b>OWNER(S):</b> <b>ADDRESS:</b> <b>FOLIO:</b>  <b>VIOLATION(S):</b> 1)	<b>STATUS:</b>
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**7. FORECLOSURE REQUESTS**

<b>7.1</b>	<b>CASE</b>	<b>OWNER(S):</b> <b>ADDRESS:</b> <b>FOLIO:</b>  <b>VIOLATION(S):</b> 1)	<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 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).