

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  
JANUARY 07, 2020  
9:00 A.M.**

**1. CALL SESSION TO ORDER**

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

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| 2.1 | <b>CASE</b><br><b>2018 - 464</b> | <b>OWNER(S):</b> WINDMILL HOLDINGS VI LLC<br><b>ADDRESS:</b> 18231 SW 60 STREET<br><b>FOLIO:</b> 5040 31 01 0395<br><br><b>VIOLATION(S):</b><br>1) <b>CODE SECTION 005 - 120</b> – VIOLATION OF CERTIFICATE OF USE CONDITIONS OF APPROVAL TO WIT: LANDSCAPE MAINTENANCE BUSINESS ANCILLARY TO NURSERIES ARE PROHIBITED.<br>2) <b>CODE SECTION 045 – 030 (C)(3)</b> – AGRICULTURAL VEHICLES BEING STORED ON PROPERTY THAT ARE NOT BEING USED ON THE PLOT. | <b>STATUS:</b><br>AMENDED FINAL ORDER ISSUED ON 12/03/19 TO COMPLY BY 01/06/20 OR TO APPEAR AT THE IMPOSITION HEARING ON 01/07/20  |
| 2.2 | <b>CASE</b><br><b>2019 - 443</b> | <b>OWNER(S):</b> VICTORIA PRODUCE LLC<br><b>ADDRESS:</b> 4830 SW 188 AVE<br><b>FOLIO:</b> 5039 25 03 0220<br><br><b>VIOLATION(S):</b><br>1) <b>CODE SECTION 005 – 080 (A)</b> – WORK DONE WITHOUT A PERMIT TO WIT INSTALLATION OF REAR PORCH WITHOUT APPROVAL  | <b>STATUS:</b><br>AMENDED FINAL ORDER ISSUED ON 12/03/19 TO COMPLY BY 01/06/20 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY. TO APPEAR AT THE IMPOSITION HEARING ON 01/07/20 IF NOT IN COMPLIANCE |
| 2.3 | <b>CASE</b><br><b>2019 - 473</b> | <b>OWNER(S):</b> VICTORIA PRODUCE LLC<br><b>ADDRESS:</b> 4830 SW 188 AVE<br><b>FOLIO:</b> 5039 25 03 0220<br><br><b>VIOLATION(S):</b><br>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><br>AMENDED FINAL ORDER ISSUED ON 12/03/19 TO COMPLY BY 01/06/20 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY. TO APPEAR AT THE IMPOSITION HEARING ON 01/07/20 IF NOT IN COMPLIANCE |
| 2.4 | <b>CASE</b><br><b>2019 - 499</b> | <b>OWNER(S):</b> 13341 STIRLING TRUST LLC<br><b>ADDRESS:</b> V LOT ON SW 136 AVE<br><b>FOLIO:</b> 5040 35 01 0040  | <b>STATUS:</b><br>FINAL ORDER ISSUED ON 12/03/19 TO COMPLY BY  |

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|     |                        | <b>VIOLATION(S):</b><br>1) <b>CODE SECTION 005 – 080 (A)</b> – WORK DONE WITHOUT A PERMIT TO WIT; INSTALLATION OF A FENCE.  | 01/06/20 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY. TO APPEAR AT THE IMPOSITION HEARING ON 01/07/20 IF NOT IN COMPLIANCE  |
| 2.5 | <b>CASE 2019 – 535</b> | <b>OWNER(S):</b> LAIDLAW, ADRIAN MORRISON-LAIDLAW, MICHELE<br><b>ADDRESS:</b> 6740 HOLATEE TRAIL<br><b>FOLIO:</b> 5140 02 01 0329<br><br><b>VIOLATION(S):</b><br>1) <b>CODE SECTION 020 – 040(D)</b> – FAILURE TO MAINTAIN PROPERTY TO WIT: GOUGING   | <b>STATUS:</b><br>FINAL ORDER ISSUED ON 12/03/19 TO COMPLY BY 12/13/19 OR A FINE IN THE AMOUNT OF \$250.00 PER DAY. TO APPEAR AT THE IMPOSITION HEARING ON 01/07/20 IF NOT IN COMPLIANCE  |
| 2.6 | <b>CASE 2019 - 561</b> | <b>OWNER(S):</b> DALFONSO, DANELL C DALFONSO AND MICHAEL OUTLAW<br><b>ADDRESS:</b> 5648 SW 142 AVE<br><b>FOLIO:</b> 5040 34 01 0190<br><br><b>VIOLATION(S):</b><br>1) <b>CODE SECTION 020 – 040(D)</b> – FAILURE TO MAINTAIN PROPERTY TO WIT: GOUGING   | <b>STATUS:</b><br>AMENDED FINAL ORDER ISSUED ON 12/03/19 TO COMPLY BY 01/06/20 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY. TO APPEAR AT THE IMPOSITION HEARING ON 01/07/20 IF NOT IN COMPLIANCE<br><br><b>COMPLIANCE PRIOR TO THE HEARING.</b> |
| 2.7 | <b>CASE 2019 – 583</b> | <b>OWNER(S):</b> MALIK, WAQAS<br><b>ADDRESS:</b> V LOT ON SW 198 TER<br><b>FOLIO:</b> 5039 35 08 0150<br><br><b>VIOLATION(S):</b><br>1) <b>CODE SECTION 020 – 030 AND 020 – 040(D)</b> – FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN ALL AREAS OF THE PROPERTY.   | <b>STATUS:</b><br>FINAL ORDER ISSUED TO COMPLY BY 12/13/19 OR FINE OF \$250.00 PER DAY IF NOT IN COMPLIANCE. IMPOSITION HEARING ON 01/07/20 IF NOT IN COMPLIANCE.   |
| 2.8 | <b>CASE 2019 – 638</b> | <b>OWNER(S):</b> FAHIMIPOUR, MEHRDAD AND COTY<br><b>ADDRESS:</b> V LOT ON JAMES B PIRTLE AVE<br><b>FOLIO:</b> 5040 35 13 0020<br><br><b>VIOLATION(S):</b><br>1) <b>CODE SECTION 020 – 030 AND 020 – 040(D)</b> 1) FAILURE TO MAINTAIN PROPERTY. OVERGROWN TREE BRANCHES IMPEDING VISIBILITY OF ONCOMING TRAFFIC ON STIRLING | FINAL ORDER ISSUED TO COMPLY BY 12/13/19 OR FINE OF \$250.00 PER DAY IF NOT IN COMPLIANCE. IMPOSITION HEARING ON 01/07/20 IF NOT IN COMPLIANCE.   |

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|  |  | ROAD.<br>2) <b>020-040 (C)(D)</b> 2) FAILURE TO MAINTAIN PROPERTY. DEAD VEGETATION BEING STORED ON PROPERTY. |  |
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### 3. NEW CASES

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| 3.1 | <b>CASE<br/>2019 – 624</b> | <b>OWNER(S):</b> GONZALEZ, ARIEL & KARLA<br><b>ADDRESS:</b> 5061 SW 193 LANE<br><b>FOLIO:</b> 5039 39 06 0010<br><br><b>VIOLATION(S):</b><br>1) <b>CODE SECTION 005 – 080(A) –</b><br>FILLING / GRADING DONE WITHOUT APPROVAL OR PERMIT  | <b>STATUS:</b><br>NOTICE OF VIOLATION ISSUED ON 10/04/19 TO COMPLY BY 10/16/19, NOTICE OF HEARING ISSUED ON 11/20/19 TO APPEAR AT THE 01/07/20 NON-COMPLIANCE HEARING.<br><br><b>COMPLIANCE PRIOR TO THE HEARING.</b> |
| 3.2 | <b>CASE<br/>2019 – 626</b> | <b>OWNER(S):</b> NG NURSERY LLC<br><b>ADDRESS:</b> 5805 SW 210 TER<br><b>FOLIO:</b> 5039 34 01 0640<br><br><b>VIOLATION(S):</b><br>1) <b>CODE SECTION 005 – 080(A) –</b><br>FILLING / GRADING DONE WITHOUT APPROVAL OR PERMIT  | <b>STATUS:</b><br>NOTICE OF VIOLATION ISSUED ON 10/07/19 TO COMPLY BY 10/19/19, NOTICE OF HEARING ISSUED ON 11/21/19 TO APPEAR AT THE 01/07/20 NON-COMPLIANCE HEARING.  |
| 3.3 | <b>CASE<br/>2019 – 634</b> | <b>OWNER(S):</b> GUANUNA, EDGAR M CUZAA,<br>YADIRA LEGRA<br><b>ADDRESS:</b> 17401 SW 48 ST<br><b>FOLIO:</b> 5040 30 00 0370<br><br><b>VIOLATION(S):</b><br>1) <b>CODE SECTION 005 – 080(A) –</b><br>FILLING / GRADING DONE WITHOUT APPROVAL OR PERMIT  | <b>STATUS:</b><br>NOTICE OF VIOLATION ISSUED ON 10/17/19 TO COMPLY BY 10/30/19, NOTICE OF HEARING ISSUED ON 12/05/19 TO APPEAR AT THE 01/07/20 NON-COMPLIANCE HEARING.  |
| 3.4 | <b>CASE<br/>2019 – 661</b> | <b>OWNER(S):</b> LUNN, STEVEN J & SARA<br><b>ADDRESS:</b> 17611 SW 68 CT<br><b>FOLIO:</b> 5140 06 04 0121<br><br><b>VIOLATION(S):</b><br>1) <b>CODE SECTION 005 – 080(A) –</b><br>FILLING / GRADING DONE WITHOUT APPROVAL OR PERMIT<br>2) <b>CODE SECTION 005 – 080(A) –</b> WORK DONE WITHOUT PERMIT. CREATION OF DRIVEWAY WITHOUT APPROVAL OR PERMITS. | <b>STATUS:</b><br>NOTICE OF VIOLATION ISSUED ON 10/29/19 TO COMPLY BY 11/10/19, NOTICE OF HEARING ISSUED ON 11/25/19 TO APPEAR AT THE 01/07/20 NON-COMPLIANCE HEARING.  |

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| 3.5 | CASE<br>2019 - 664 | <b>OWNER(S):</b> TORRENS, MANUEL<br><b>ADDRESS:</b> 5500 SW 198 TER<br><b>FOLIO:</b> 5039 35 08 0230<br><br><b>VIOLATION(S):</b><br>1) <b>CODE SECTION 005 – 080(A) –</b><br>FILLING / GRADING DONE WITHOUT<br>APPROVAL OR PERMIT   | <b>STATUS:</b><br>NOTICE OF VIOLATION<br>ISSUED ON 11/01/19 TO<br>COMPLY BY 11/13/19, NOTICE<br>OF HEARING ISSUED ON<br>11/18/19 TO APPEAR AT THE<br>01/07/20 NON-COMPLIANCE<br>HEARING.<br><br><b>COMPLIANCE PRIOR TO THE<br/> HEARING</b>       |
| 3.6 | CASE<br>2019 - 668 | <b>OWNER(S):</b> ARCAMONTE, STEVEN & CARLA<br><b>ADDRESS:</b> 6400 SW 188 AVE<br><b>FOLIO:</b> 5139 01 01 0011<br><br><b>VIOLATION(S):</b><br>1) <b>CODE SECTION 005 – 080(A) –</b><br>FILLING / GRADING DONE WITHOUT<br>APPROVAL OR PERMIT   | <b>STATUS:</b><br>NOTICE OF VIOLATION<br>ISSUED ON 11/05/19 TO<br>COMPLY BY 11/17/19, NOTICE<br>OF HEARING ISSUED ON<br>11/20/19 TO APPEAR AT THE<br>01/07/20 HEARING IF NOT IN<br>COMPLIANCE.  |
| 3.7 | CASE<br>2019 –672  | <b>OWNER(S):</b> AZOR, HERBY % LAW OFFICE OF J<br>KIRKENDALL LLC<br><b>ADDRESS:</b> 12901 SW 56 STREET<br><b>FOLIO:</b> 5040 35 01 0210<br><br><b>VIOLATION(S):</b><br>1) <b>CODE SECTION 035 – 080<br/> (D)(1)(2)(4)–</b> ASSEMBLY DONE AT<br>RESIDENCE FOR PROFIT, CHARGING<br>ADMISSION FEE. EVENT WAS<br>ADVERTISED AND OPEN TO<br>GENERAL PUBLIC, NOT JUST FRIEND<br>AND FAMILY. | <b>STATUS:</b><br>STIPULATED AGREEMENT<br>ENTERED WITH THE TOWN TO<br>PAY THE AMOUNT OF<br>\$5,000.00.<br><br><b>PAYMENT RECEIVED PRIOR<br/> TO THE HEARING</b>   |
| 3.8 | CASE<br>2019 – 674 | <b>OWNER(S):</b> CAMUS, SHANE P<br><b>ADDRESS:</b> V LOT ON SW 163 AVE<br><b>FOLIO:</b> 5040 32 04 0154<br><br><b>VIOLATION(S):</b><br>1) <b>CODE SECTION 045-030(A) –</b><br>PARKING AND STORAGE OF<br>VEHICLES ON VACANT LOT.<br>2) <b>CODE SECTION 020-040(A) –</b><br>STORING TRASH, JUNK AND DEBRIS<br>ON PROPERTY.  | <b>STATUS:</b><br>NOTICE OF VIOLATION<br>ISSUED ON 11/08/19 TO<br>COMPLY BY 11/20/19, NOTICE<br>OF HEARING ISSUED ON<br>12/05/19 TO APPEAR AT THE<br>01/07/20 HEARING IF NOT IN<br>COMPLIANCE.<br><br><b>COMPLIANCE PRIOR TO THE<br/> HEARING</b> |
| 3.9 | CASE<br>2019 – 702 | <b>OWNER(S):</b> CHRIST COVENANT CHURCH INC<br><b>ADDRESS:</b> 4711 SW 186 AVE<br><b>FOLIO:</b> 5039 25 02 0085   | <b>STATUS:</b><br>NOTICE OF HEARING ISSUED<br>ON 11/26/19 TO APPEAR AT  |

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|  |  | <b>VIOLATION(S):</b><br>1) <b>CODE SECTION 080-010(G) AND 045-030(C)</b> – UTILIZING VACANT LOT FOR OFF-STREET PARKING OF VEHICLES NOT ALLOWED. VEHICLES NOT REGISTERED TO PROPERTY. | THE 01/07/20 HEARING IF NOT IN COMPLIANCE. |
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4. **CITATIONS**

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| 4.1 | <b>CASE</b><br><b>2019A - 274</b> | <b>OWNER(S):</b> MARTIN, YOSEF & PATRICIA<br><b>ADDRESS:</b> 5780 SW 128 AVE<br><b>FOLIO:</b> 5040 35 15 0080<br><br><b>VIOLATION(S):</b><br>1) <b>CODE SECTION 7 -3(A)</b> – FALSE ALARM IN EXCESS OF (2) 4TH FALSE ALARM     | <b>STATUS:</b><br>NOTICE OF VIOLATION ISSUED ON 05/13/19 FOR FALSE ALARM, CIVIL VIOLATION 13709 ISSUED ON 12/19/19 FOR ALARM ON 11/19/19.<br><br><b>PAYMENT PRIOR TO THE HEARING.</b>   |
| 4.2 | <b>CASE</b><br><b>2019C - 335</b> | <b>OWNER(S):</b> SUAREZ, SERGIO RAFAEL & ANNETTE<br><b>ADDRESS:</b> 4881 SW 186 AVE<br><b>FOLIO:</b> 5039 25 02 0084<br><br><b>VIOLATION(S):</b><br>1) <b>CODE SECTION 16 - 19</b> – BULK OUT ON A NON-PERMITTED DATE PER CODE | <b>STATUS:</b><br>WARNING NOTICE OF VIOLATION ISSUED ON 05/30/19 FOR BULK OUT ON 05/30/19, CIVIL VIOLATION 13705 ISSUED ON 11/14/19 FOR BULK OUT ON 11/14/19 A NON-PERMITTED DATE PER CODE<br><br><b>AMOUNT OF \$500.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.</b> |
| 4.3 | <b>CASE</b><br><b>2019C - 507</b> | <b>OWNER(S):</b> GOMEZ, RENE & PATRICIA<br><b>ADDRESS:</b> 5201 SW 195 TER<br><b>FOLIO:</b> 50439 36 01 0108<br><br><b>VIOLATION(S):</b><br>1) <b>CODE SECTION 16 - 19</b> – BULK OUT ON A NON-PERMITTED DATE PER CODE         | <b>STATUS:</b><br>WARNING NOTICE OF VIOLATION ISSUED ON 08/14/19 FOR BULK OUT ON 08/10/19, CIVIL VIOLATION 13715 ISSUED ON 12/04/19 FOR BULK OUT ON 12/03/19 A NON-PERMITTED DATE PER CODE<br><br><b>AMOUNT OF \$500.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.</b> |
| 4.4 | <b>CASE</b><br><b>2019A - 588</b> | <b>OWNER(S):</b> KNIGHT, BRANDON % KNIGHT MANAGEMENT GROUP<br><b>ADDRESS:</b> 16700 STRATFORD CT   | <b>STATUS:</b><br>NOTICE OF VIOLATION ISSUED ON 09/09/19 FOR FIRST  |

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|     |                     | <p><b>FOLIO:</b> 5040 32 16 0240</p> <p><b>VIOLATION(S):</b></p> <p>1) <b>CODE SECTION 7 -3(A) – FALSE ALARM IN EXCESS OF (2) THIRD FALSE ALARM</b></p>   | <p>FIRST FALSE ALARM ON 04/29/19, SECOND FALSE ALARM ON 08/04/19, CIVIL VIOLATION 13710 THIRD FALSE ALARM ISSUED ON 11/18/19 FOR ALARM ON 10/11/19.</p> <p><b>AMOUNT OF \$50.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.</b></p>  |
| 4.5 | CASE<br>2019A - 645 | <p><b>OWNER(S):</b> UNIVERSAL FINANCE CORP<br/> <b>ADDRESS:</b> 17490 SW 70 PL<br/> <b>FOLIO:</b> 5140 06 04 0232</p> <p><b>VIOLATION(S):</b></p> <p>1) <b>CODE SECTION 7 – 3(A) – FALSE ALARM IN EXCESS OF (1) 4TH FALSE ALARM</b></p> | <p><b>STATUS:</b><br/> NOTICE OF VIOLATION ISSUED ON 10/24/19 FIRST FALSE ALARM ON 05/10/19, SECOND FALSE ALARM ON 09/30/19, THIRD FALSE ALARM ON 10/05/19 FOURTH FALSE ALARM VIOLATION 13708 ISSUED ON 11/18/19 FOR FALSE ALARM ON 10/16/19</p> <p><b>AMOUNT OF \$50.00 + \$250.00 DUE TO THE TOWN OF SOUTHWEST RANCHES. TOTAL AMOUNT OWED TO TOWN OF SOUTHWEST RANCHES \$300.00</b></p>                                      |
| 4.6 | CASE<br>2019A - 646 | <p><b>OWNER(S):</b> ERICKSON, MURRAY<br/> <b>ADDRESS:</b> 12800 HUNTERS POINT<br/> <b>FOLIO:</b> 5140 02 08 0020</p> <p><b>VIOLATION(S):</b></p> <p>1) <b>CODE SECTION 7 – 3(A) – FALSE ALARM IN EXCESS OF (2) 5TH FALSE ALARM</b></p>  | <p><b>STATUS:</b><br/> NOTICE OF VIOLATION ISSUED ON 10/24/19 FIRST FALSE ALARM ON 07/26/19, SECOND FALSE ALARM ON 09/29/19, THIRD FALSE ALARM ON 09/10/19, FOURTH FALSE ALARM ON 09/14/19 CIVIL VIOLATION 13711 ISSUED ON 11/18/19 FOR FIFTH FALSE ALARM ON 10/20/19</p> <p><b>AMOUNT OF \$50.00+\$250.00+\$250.00 DUE TO THE TOWN OF SOUTHWEST RANCHES. TOTAL AMOUNT OWED TO THE TOWN OF SOUTHWEST RANCHES \$550.00.</b></p> |

5. REPEAT VIOLATIONS:

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| 5.1 | CASE | <b>OWNER(S):</b><br><b>ADDRESS:</b><br><b>FOLIO:</b><br><br><b>VIOLATION(S):</b><br>1) | <b>STATUS:</b> |
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**6. RE-HEARINGS:**

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

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