

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  
NOVEMBER 19, 2018  
9:00 A.M.**

**1. CALL SESSION TO ORDER**

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

2.1	CASE 2016- 181	OWNER(S): PARAGONE, PETER J ADDRESS: 14570 LURAY ROAD FOLIO: 5140 03 01 0388  VIOLATION(S): 1) <b>CODE SECTION 045-050, 045-060 AND 005 - 120</b> – PROPERTY BEING USED AS A MULTI-FAMILY / ROOMING HOUSE.	STATUS: FINAL ORDER ISSUED ON 09/05/18 TO COMPLY BY 11/05/18 OR A FINE OF \$500.00 PER DAY UNTIL CORRECTED.
2.2	CASE 2017- 508	OWNER(S): NAYELIS DIAZ SUAREZ ADDRESS: 4861 SW 193 LANE FOLIO: 5039 36 06 0050  VIOLATION(S): 1) <b>CODE SECTION 005 – 080 (A)</b> – CLEARING / GRADING / FILLING BEING DONE WITHOUT A PERMIT	STATUS: AMENDED FINAL ORDER ISSUED ON 10/02/18 TO COMPLY BY 11/05/18 OR A FINE IN THE AMOUNT OF \$100.00 PER DAY UNTIL COMPLIED. TO APPEAR AT THE 11/06/18 (IMPOSITION HEARING IF NOT IN COMPLIANCE
2.3	CASE 2018 - 180	OWNER(S): SANDSTROM, RICKARD ERLAND ADDRESS: 6800 VOLUNTEER ROAD FOLIO: 5140 03 01 0054  VIOLATION(S): 1) <b>CODE SECTION 005 – 080 (A)</b> – WORK WITHOUT A PERMIT TO WIT: CONSTRUCTION OF STALLS WITHOUT A PERMIT.	STATUS: AMENDED FINAL ORDER ISSUED ON 09/05/18 TO COMPLY BY 11/05/18 OR A FINE IN THE AMOUNT OF \$150.00 UNTIL COMPLIED. TO APPEAR AT THE 11/06/18 HEARING IF NOT IN COMPLIANCE.  <b>CORRECTED PRIOR TO THE HEARING</b>
2.4	CASE 2018 - 192	OWNER(S): LEVY, CHARLES & MARIA ELENA ADDRESS: 13010 STIRLING ROAD FOLIO: 5140 02 01 0090  VIOLATION(S):	STATUS: AMENDED FINAL ORDER ISSUED ON 10/02/18 TO COMPLY BY 11/05/18 OR A FINE IN THE AMOUNT OF

		1) <b>CODE SECTION 005 -080(A)</b> – WORK WITHOUT A PERMIT TO WIT: TENNIS COURT	\$150.00 UNTIL COMPLIED. TO APPEAR AT THE 11/06/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.  <b>CORRECTED PRIOR TO THE HEARING</b>
2.5	<b>CASE 2018 - 257</b>	<b>OWNER(S):</b> MARIA DE LOS ANGELES CRUZ <b>ADDRESS:</b> 5030 SW 170 AVE <b>FOLIO:</b> 5040 32 02 0178  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 005 – 080 (A)</b> – WORK DONE WITHOUT A PERMIT (DOORS AND WINDOWS) 2) <b>CODE SECTION 005 – 080 (A)</b> – WORK DONE WITHOUT A PERMIT (NEW ELECTRICAL PANEL) 3) <b>CODE SECTION 005 – 080 (A)</b> – GRADING / FILLING BEING DONE WITHOUT APROVAL AND PERMITS.	<b>STATUS:</b> AMENDED FINAL ORDER ISSUED ON 09/05/18 TO COMPLY BY 11/05/18. TO APPEAR AT THE 11/06/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.  <b>CORRECTED PRIOR TO THE HEARING</b>
2.6	<b>CASE 2018 - 322</b>	<b>OWNER(S):</b> RUBEN VIDAL <b>ADDRESS:</b> 6620 SW 185 WAY <b>FOLIO:</b> 5139 01 01 0092  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 005 – 080 (A)</b> – FAILURE TO MAINTAIN PERMIT TO WIT: FENCE	<b>STATUS:</b> AMENDED FINAL ORDER ISSUED ON 10/02/18 TO COMPLY BY 11/05/18, TO APPEAR AT THE 11/06/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.  <b>CORRECTED PRIOR TO THE HEARING</b>

### 3. NEW CASES

3.1	<b>CASE 2018 - 344</b>	<b>OWNER(S):</b> CARDOZO, IRENE <b>ADDRESS:</b> 17601 SW 65 CT <b>FOLIO:</b> 5140 06 01 0211  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 020 – 030 (A)</b> – OVERGROWN GRASS AND GROUNDCOVER ON ALL AREAS OF THE PROPERTY AND RIGHT OF WAY. 2) <b>CODE SECTION 070 - 020</b> – HOLIDAY LIGHTS HANGING OUTSIDE OF SEASON. 3) <b>CODE SECTION 045 – 100</b> – BOAT PARKING NOT IN ACCORDANCE WITH REQUIRED YARD SERBACK.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 08/09/18 TO COMPLY BY 08/21/18. NOTICE OF HEARING ISSUED ON 09/26/18 TO APPEAR AT THE 11/06/18 HEARING
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3.2	CASE 2018- 350	<b>OWNER(S):</b> MORALES, CESAR LEON, RENE & CABRERA, EDUARDO <b>ADDRESS:</b> 5301 SW 198 TERRACE <b>FOLIO:</b> 5039 35 08 0200  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 005 – 080 (A) -</b> FILLING BEING DONE WITHOUT A PERMIT AND APPROVAL.	<b>STATUS:</b> 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 11/06/18 HEARING
3.3	CASE 2018-352	<b>OWNER(S):</b> BARRY, JAMES E H/E BARRY, EDNA H <b>ADDRESS:</b> 17600 SW 70 PLACE <b>FOLIO:</b> 5140 06 04 0230  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 005 – 120 (A) -</b> FAILURE TO OBTAIN CERTIFICATE OF USE	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 08/16/18 TO COMPLY BY 08/28/18, NOTICE OF HEARING ISSUED ON 10/03/18 TO APPEAR AT THE 11/06/18  <b>CORRECTED PRIOR TO THE HEARING</b>
3.4	CASE 2018-372	<b>OWNER(S):</b> PINTADO, GERALD G & VILLA, PATRICIA <b>ADDRESS:</b> 16590 SW 62 STREET <b>FOLIO:</b> 5140 05 11 0010  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 045 – 030 (D)(3) -</b> PORTABLE STORAGE UNIT BEING KEPT ON PROPERTY IN EXCESS OF 30 DAYS 2) <b>CODE SECTION 020 – 040 (E) –</b> ROOF IN DISREPAIR, FAILURE TO MAINTAIN.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 08/21/18 TO COMPLY BY 08/29/18, NOTICE OF HEARING ISSUED ON 10/03/18 TO APPEAR AT THE 11/06/18
3.5	CASE 2018-399	<b>OWNER(S):</b> IGLESIA MISION VIDA INC <b>ADDRESS:</b> 17950 GRIFFIN ROAD <b>FOLIO:</b> 5040 30 03 0010  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 045 – 030 (C)(4) -</b> PARKING AND STORAGE OF COMMERCIAL VEHICLES NOT REGISTERED TO THE PROPERTY.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 09/07/18 TO COMPLY BY 09/19/18, EXTENSION GRANTED ON 09/14/18 TO COMPLY BY 11/06/18. NOTICE OF HEARING ISSUED TO APPEAR AT THE 11/06/18 HEARING IF NOT IN COMPLIANCE.
3.6	CASE 2018-400	<b>OWNER(S):</b> TEBBE, GREGORY LEE <b>ADDRESS:</b> 15800 SW 51 MANOR <b>FOLIO:</b> 5040 33 01 0081  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 005 - 120 -</b> FAILURE	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 09/10/18 TO COMPLY BY 09/22/18, NOTICE OF HEARING ISSUED ON 10/24/18 TO APPEAR AT THE

		<p>TO OBTAIN CERTIFICATE OF USE FOR (TEBBE PLUMBING)</p> <p>2) <b>CODE SECTION 045 – 030 (4)(A) –</b> PARKING OF COMMERCIAL VEHICLES IN EXCESS OF (1) ONE.</p>	11/06/18 HEARING IF NOT IN COMPLIANCE
3.7	<b>CASE 2018-430</b>	<p><b>OWNER(S):</b> WALTER S WENDOLKOWSKI TR BARRY, BARBARA TRSTEE  <b>ADDRESS:</b> V LOT ON 185 WAY  <b>FOLIO:</b> 5139 01 01 0310</p> <p><b>VIOLATION(S):</b></p> <p>1) <b>CODE SECTION 005 - 080 –</b> FAILURE TO OBTAIN PERMIT TO WIT: FILLING AND GRADING WITHOUT PERMITS.</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 09/24/18 TO COMPLY BY 10/06/18, NOTICE OF HEARING ISSUED ON 10/11/18 TO APPEAR AT THE 11/06/18 HEARING IF NOT IN COMPLIANCE</p>
3.8	<b>CASE 2018-432</b>	<p><b>OWNER(S):</b> GRIFFIN ROAD NURSERY &amp; LANDSCAPING LLC  <b>ADDRESS:</b> 4501 SW 133 AVE  <b>FOLIO:</b> 5040 26 01 0010</p> <p><b>VIOLATION(S):</b></p> <p>1) <b>CODE SECTION 070 – 120 (A) -</b> BANNERS ON PROPERTY FOR ADVERTISEMENT NOT ALLOWED UNLESS FOR GRAND OPENING.</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 10/10/18 TO COMPLY BY 10/20/18, NOTICE OF HEARING ISSUED ON 10/22/18 TO APPEAR AT THE 11/06/18 HEARING IF NOT IN COMPLIANCE</p>
3.9	<b>CASE 2018-476</b>	<p><b>OWNER(S):</b> ROLLING OAKS RANCHES  <b>ADDRESS:</b> 6050 SW 180 TERRACE  <b>FOLIO:</b> 5140 06 13 0010</p> <p><b>VIOLATION(S):</b></p> <p>1) <b>CODE SECTION 020 – 030 (A) AND 020 – 040 (D) -</b> FAILURE TO MAINTAIN PROPERTY, OVERGROWN ALL AREAS OF THE PROPERTY</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 10/18/18 TO COMPLY BY 10/30/18, NOTICE OF HEARING ISSUED ON 11/02/18 TO APPEAR AT THE 11/19/18 HEARING IF NOT IN COMPLIANCE</p>
3.10	<b>CASE 2018-478</b>	<p><b>OWNER(S):</b> SEEWALD, CRAIG  <b>ADDRESS:</b> 18951 SW 53 STREET  <b>FOLIO:</b> 5039 36 10 0750</p> <p><b>VIOLATION(S):</b></p> <p>1) <b>CODE SECTION 045 – 030 (D) -</b> COMMERCIAL VEHICLES EXCEEDING 15,000 LBS NOT PROPERLY SCREENED FROM VIEW.  2) <b>CODE SECTION 045 – 030 (4)(1)(2) –</b> COMMERCIAL VEHICLES EXCEEDING 15,000 LBS NOT MEETING SETBACK OF 50’</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 10/19/18 TO COMPLY BY 10/31/18, NOTICE OF HEARING ISSUED ON 11/02/18 TO APPEAR AT THE 11/19/18 HEARING IF NOT IN COMPLIANCE</p>

#### 4. CITATIONS

4.1	CASE 2018A-046	<b>OWNER(S):</b> TOSSAS, EZER & LINDA PSC TR <b>ADDRESS:</b> 6910 APPALOOSA TRAIL <b>FOLIO:</b> 5140 02 01 0412  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 7-1(A) – FALSE ALARM</b> IN EXCESS OF (2) 7 <sup>TH</sup> FALSE ALARM	<b>STATUS:</b> CIVIL VIOLATION 13490 ISSUED ON 09/20/18.  <b>PAYMENT OF VIOLATION            PRIOR TO HEARING</b>
4.2	CASE 2018A-271	<b>OWNER(S):</b> COQUINA STATION LLC <b>ADDRESS:</b> 6830 DYKES ROAD <b>FOLIO:</b> 5140 04 13 0060  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 7-1(A) – FALSE ALARM</b> IN EXCESS OF (2) 4 <sup>TH</sup> FALSE ALARM	<b>STATUS:</b> CIVIL VIOLATION 13608 ISSUED ON 09/18/18  <b>PAYMENT OF VIOLATION            PRIOR TO HEARING</b>
4.3	CASE 2018A-289	<b>OWNER(S):</b> AGUERA, ANA AGUERA CARLOS <b>ADDRESS:</b> 20221 SW48 PLACE <b>FOLIO:</b> 5039 36 03 0560  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 7-1(A) – FALSE ALARM</b> IN EXCESS OF (2) 3 <sup>TH</sup> FALSE ALARM	<b>STATUS:</b> CIVIL VIOLATION 13607 ISSUED ON 09/17/18  <b>AMOUNT OF \$50.00 DUE TO            THE TOWN OF SOUTHWEST            RANCHES.</b>
4.4	CASE 2018A-291	<b>OWNER(S):</b> ESPINEL, IVETTE & ESPINEL, LACHY <b>ADDRESS:</b> 17801 SW 52 CT <b>FOLIO:</b> 5040 31 01 0210  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 7-1(A) – FALSE ALARM</b> IN EXCESS OF (2) 3 <sup>TH</sup> FALSE ALARM	<b>STATUS:</b> CIVIL VIOLATION 13610 ISSUED ON 10/10/18  <b>AMOUNT OF \$50.00 DUE TO            THE TOWN OF SOUTHWEST            RANCHES.</b>
4.5	CASE 2018A-296	<b>OWNER(S):</b> CHMIELARZ, JOSEPH H & MELINDA L <b>ADDRESS:</b> 4651 SW 163 AVE <b>FOLIO:</b> 5040 29 01 0591  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 7-1(A) – FALSE ALARM</b> IN EXCESS OF (2) 3 <sup>TH</sup> FALSE ALARM	<b>STATUS:</b> CIVIL VIOLATION ISSUED ON 09/17/18  <b>AMOUNT OF \$50.00 DUE TO            THE TOWN OF SOUTHWEST            RANCHES.</b>
4.6	CASE 2018A-297	<b>OWNER(S):</b> PENA, FRANK O & PAOLA A <b>ADDRESS:</b> 6101 SW 180 TERRACE <b>FOLIO:</b> 5140 06 12 0020  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 7-1(A) – FALSE ALARM</b> IN EXCESS OF (2) 3 <sup>TH</sup> FALSE ALARM	<b>STATUS:</b> CIVIL VIOLATION ISSUED ON 09/17/18  <b>AMOUNT OF \$50.00 DUE TO            THE TOWN OF SOUTHWEST            RANCHES.</b>

4.7	CASE 2018A-297	OWNER(S): PENA, FRANK O & PAOLA A ADDRESS: 6101 SW 180 TERRACE FOLIO: 5140 06 120020  VIOLATION(S): 1) <b>CODE SECTION 7-1(A) – FALSE ALARM</b> IN EXCESS OF (2) 4 <sup>TH</sup> FALSE ALARM	STATUS: CIVIL VIOLATION ISSUED ON 09/17/18  <b>AMOUNT OF \$50.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.</b>
4.8	CASE 2018-298	OWNER(S): 6301 HOLDINGS INC ADDRESS: 6301 SW 160 AVE FOLIO: 5140 05 22 0020  VIOLATION(S): 1) <b>CODE SECTION 7-1(A) – FALSE ALARM</b> IN EXCESS OF (2) 3 <sup>TH</sup> FALSE ALARM	STATUS: CIVIL VIOLATION 13612 ISSUED ON 09/20/18  <b>AMOUNT OF \$50.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.</b>
4.9	CASE 2018-298	OWNER(S): 6301 HOLDINGS INC ADDRESS: 6301 SW 160 AVE FOLIO: 5140 05 22 0020  VIOLATION(S): 2) <b>CODE SECTION 7-1(A) – FALSE ALARM</b> IN EXCESS OF (2) 3 <sup>TH</sup> FALSE ALARM	STATUS: CIVIL VIOLATION 13613 ISSUED ON 09/20/18  <b>AMOUNT OF \$50.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.</b>

**5. REPEAT VIOLATIONS:**

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

6.1	CASE	OWNER(S): ADDRESS: FOLIO:  VIOLATION(S): 1)	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).