

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 7, 2017  
9:00 A.M.**

MINUTES

**1. CALL SESSION TO ORDER**

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

2.1	<b>CASE</b> <b>2017-046</b>	<b>OWNER(S):</b> ALBERT E BLAIR <b>ADDRESS:</b> 17840 SW 70 PLACE <b>FOLIO:</b> 5140 06 03 0054  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 005-080 (A) – WORK BEING DONE WITHOUT PERMITS TO WIT: STALLS AND POLE BARN.</b>	<b>STATUS:</b>  AMENDED ORDER ISSUED ON 10/03/17 TO COMPLY BY 11/06/17 OR A FINE OF \$150.00 PER DAY. TO APPEAR AT THE 11/07/17 IMPOSITION HEARING IF NOT IN COMPLIANCE.  <b>AMENDED FINAL ORDER TO COMPLY BY 12/04/17 AND TO APPEAR AT THE 12/05/17 IMPOSITION HEARING IF NOT IN COMPLIANCE.</b>
2.2	<b>CASE</b> <b>2017-339</b>	<b>OWNER(S):</b> IGLESIA CRISTIANA SENALES DE VIDA INC. <b>ADDRESS:</b> 20850 GRIFFIN ROAD <b>FOLIO:</b> 5039 27 03 0010  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 095-030 (C) - FAILURE TO COMPLY WITH THE OUTDOOR LIGHTING STANDARD CODE TO WIT: LIGHTING RESULTING ON GLARE ONTO ADJACENT PROPERTIES.</b>	<b>STATUS:</b>  FINAL ORDER ISSUED ON 10/03/17 TO COMPLY BY 10/13/17 OR A FINE IN THE AMOUNT OF \$250 PER DAY UNTIL COMPLIED. ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00.  <b>AMENDED FINAL ORDER TO COMPLY BY 12/04/17 AND TO APPEAR AT THE 12/05/17 IMPOSITION HEARING IF NOT IN COMPLIANCE.</b>
2.3	<b>CASE</b> <b>2017FF-354</b>	<b>OWNER(S):</b> RANCHES AUTO CARE & TIRE INC % BRIDGESTONE FIRESTONE / TAX <b>ADDRESS:</b> 6500 DYKES ROAD <b>FOLIO:</b> 5140 04 13 0013  <b>VIOLATION(S):</b>	<b>STATUS:</b>  FINAL ORDER ISSUED ON 10/03/17 IMPOSED ORIGINAL FEE OF \$165.75, TO PAY WITHIN 10 DAYS. IF NOT PAID

		<p>1) <b>CODE SECTION 2012-030 SECTION 2, EXHIBIT A</b> – FAILURE TO COMPLY WITH RESOLUTION 2012 – 031 TO WIT: ANNUAL FIRE SAFETY INSPECTION FEE NOT PAID.</p>	<p>BY 10/13/17 A FINE OF \$250.00 PER DAY UNTIL COMPLIED. TO APPEAR AT THE 11/07/17 IMPOSITION HEARING IF NOT PAID. ADMINISTRATIVE FEE OF \$150.00.</p> <p><b>CORRECTION PRIOR TO THE HEARING</b></p>
2.4	CASE 2017-371	<p><b>OWNER(S):</b> PARDEE, JAMES A JR &amp; BARBARA B <b>ADDRESS:</b> 6121 APPALOOSA TRAIL <b>FOLIO:</b> 5140 02 01 0050</p> <p><b>VIOLATION(S):</b></p> <p>1) <b>CODE SECTION 005-120 (B)</b> – OPERATING A RESIDENTIAL COMMUNITY FACILITY WITHOUT A CERTIFICATE OF USE FROM THE TOWN.</p>	<p><b>STATUS:</b></p> <p>FOUND IN VIOLATION, GIVEN 30 DAYS TO CORRECT BY 11/06/17. IF NOT IN COMPLIANCE A FINE OF \$250.00 PER DAY UNTIL COMPLIED. ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00 ALSO, MUST HAVE A FIRE INSPECTION WITHIN 48 HOURS.</p> <p><b>AMENDED ORDER TO APPLY FOR A PERMIT BY 11/22/17 AND COMPLY BY 12/04/17 OR A FINE IN THE AMOUNT OF \$250.00 PER DAY AFTER UNTIL COMPLIANCE.</b></p>
2.5	CASE 2017-379	<p><b>OWNER(S):</b> TROPICAL LANDSCAPE FARMS LLC <b>ADDRESS:</b> 5879 SW 178 AVE <b>FOLIO:</b> 5040 31 01 0390</p> <p><b>VIOLATION(S):</b></p> <p>1) <b>CODE SECTION 045-030 (R)</b>– FAILURE TO OBTAIN DUMPSTER FOR NURSERY AS REQUIRED.</p> <p>2) <b>CODE SECTION 020-030 (A)</b> – TRASH AND DEBRIS SCATTERED THROUGHT RIGHT OF WAY. <b>(COMPLIED)</b></p> <p>3) <b>CODE SECTION 005-270</b> – FAILURE TO OBTAIN A PERMIT FOR THE USE OF THE RIGHT OF WAY TO WIT: STORAGE OF DEBRIS ON THE RIGHT OF WAY WITHOUT A PERMIT. <b>(COMPLIED)</b></p>	<p><b>STATUS:</b></p> <p>FOUND IN VIOLATION, GIVEN 10 DAYS TO COMPLY, BY 10/13/17 OR A FINE IN THE AMOUNT OF \$250.00 PER DAY UNTIL CORRECTED. ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00. TO APPEAR AT THE 11/07/17 IMPOSITION HEARING.</p> <p><b>COMPLIED PRIOR TO THE HEARING CLOSE CASE</b></p>

2.6	<b>CASE</b> <b>2017-386</b>	<b>OWNER(S):</b> APPALOOSA FLORIDA LAND TR <b>ADDRESS:</b> 6830 SW 127 AVE <b>FOLIO:</b> 5140 02 01 0262  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 020-030 (A)</b> – OVERGROWN PROPERTY TO INCLUDE CANAL BANK. 2) <b>CODE SECTION 020-040</b> – FAILURE TO MAINTAIN PROPERTY AS REQUIRED BY CODE TO WIT: PROPERTY IS FULL OF JUNK AND TRASH ALL AROUND.	<b>STATUS:</b>  FOUND IN VIOLATION, GIVEN 10 DAYS OR BY 10/13/17 TO COMPLY OR A FINE OF \$250.00 PER DAY UNTIL CORRECTED. ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00. TO APPEAR AT THE 11/07/17 IMPOSITION HEARING.  <b>CORRECTION PRIOR TO  THE HEARING</b>
2.7	<b>CASE</b> <b>2017-393</b>	<b>OWNER(S):</b> CAMACHO, ISRAEL SR <b>ADDRESS:</b> 5250 SW 210 TERRACE <b>FOLIO:</b> 5039 34 05 0010  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 005-080 (A)</b> – FAILURE TO OBTAIN A PERMIT FOR FILL	<b>STATUS:</b>  FOUND IN VIOLATION, GIVEN 10 DAYS OR UNTIL 10/13/17 TO COMPLY. IF NOT IN COMPLIANCE A FINE IN THE AMOUNT OF \$250.00 PER DAY UNTIL CORRECTED. ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00. TO APPEAR AT THE 11/07/17 IMPOSITION HEARING.  <b>CORRECTION PRIOR TO  THE HEARING</b>
2.8	<b>CASE</b> <b>2017-395</b>	<b>OWNER(S):</b> ANTHONY DIFEDE <b>ADDRESS:</b> 13600 E PALOMINO DRIVE <b>FOLIO:</b> 5040 34 01 0020  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 005-080 (A)</b> – FAILURE TO OBTAIN A PERMIT FOR FILL, BARN EXTENSION, FENCE AND GRAVEL DRIVEWAY	<b>STATUS:</b>  FOUND IN VIOLATION, GIVEN 10 DAYS OR UNTIL 10/13/17 TO COMPLY. IF NOT IN COMPLIANCE A FINE IN THE AMOUNT OF \$250.00 PER DAY UNTIL CORRECTED. ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00. TO APPEAR AT THE 11/07/17 IMPOSITION HEARING.  <b>NEW OWNER CLOSED CASE  AND NEW NOTICE OF  VIOLATION ISUED TO NEW  OWNER.</b>

**3. NEW CASES**

<p><b>3.1</b></p>	<p><b>CASE 2017-400</b></p>	<p><b>OWNER(S):</b> MALETA, GREIDYS  <b>ADDRESS:</b> 4901 SW 178 AVENUE  <b>FOLIO:</b> 5040 31 01 0174</p> <p><b>VIOLATION(S):</b>            1) <b>CODE SECTION 005-080 (A)</b> – FAILURE TO OBTAIN A PERMIT.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 07/26/17 TO COMPLY BY 08/06/17, NOTICE OF HEARING ISSUED ON 10/03/17 TO APPEAR AT THE 11/07/17 HEARING.</p> <p><b>COMPLIED PRIOR TO THE HEARING CLOSE CASE</b></p>
<p><b>3.2</b></p>	<p><b>CASE 2017-423</b></p>	<p><b>OWNER(S):</b> QUILODRAN, JULIO CESAR  <b>ADDRESS:</b> 5820 SW 188 AVENUE  <b>FOLIO:</b> 5039 36 05 0080</p> <p><b>VIOLATION(S):</b>            1) <b>CODE SECTION 005-080</b> – FAILURE TO OBTAIN A PERMIT FOR FILL.            2) <b>CODE SECTION 005-080</b> – FAILURE TO OBTAIN A PERMIT FOR PAVERS.            3) <b>CODE SECTION 005-080</b> – FAILURE TO OBTAIN A PERMIT FOR A SLAB ON THE NORTH AND REAR OF THE PROPERTY.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 08/02/17 TO COMPLY BY 08/14/17, NOTICE OF HEARING ISSUED ON 9/19/17 TO APPEAR AT THE 11/07/17 HEARING.</p> <p><b>ADMITTED VIOLATION, GIVEN 30 DAYS TO COMPLY OR BY 12/04/17. A FINE OF \$100.00 UNTIL COMPLIED AFTER THAT. TO APPEAR AT THE 12/05/17 IMPOSITION HEARING.</b></p>
<p><b>3.3</b></p>	<p><b>CASE 2017-447</b></p>	<p><b>OWNER(S):</b> GAIS, ANGELO  <b>ADDRESS:</b> 5200 SW 210 TERRACE  <b>FOLIO:</b> 5039 34 01 0150</p> <p><b>VIOLATION(S):</b>            1) <b>CODE SECTION 020-030</b> – FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN INCLUDING RIGHT OF WAY.            2) <b>CODE SECTION 005-040</b> – FAILURE TO MAINTAIN FENCE, FENCE IS IN DISREPAIR.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 08/17/17 TO COMPLY BY 08/29/17, NOTICE OF HEARING ISSUED ON 10/04/17 TO APPEAR AT THE 11/07/17 HEARING.</p> <p><b>FOUND IN VIOLATION, GIVEN 10 DAYS OR UNTIL 11/17/17 TO COMPLY. A FINE OF \$250.00 PER DAY UNTIL COMPLIANCE. ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00. TO APPEAR AT THE 12/05/17 IMPOSITION HEARING.</b></p>

3.4	CASE 2017-474	<p><b>OWNER(S):</b> BUTLER, RICHARD  <b>ADDRESS:</b> 5721 SW 136 AVENUE  <b>FOLIO:</b> 5040 34 01 0060</p> <p><b>VIOLATION(S):</b>  1) <b>CODE SECTION 075-060(E)(3) –</b>  OVERGROWN HEDGES TO WIT: FICUS  TREES OVER THE MAXIMUM ALLOWED  HEIGHT OF 8’0’.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION  ISSUED ON 09/01/17 TO  COMPLY BY 09/13/17, NOTICE  OF HEARING ISSUED ON  10/04/17 TO APPEAR AT THE  11/07/17 HEARING.</p> <p><b>ADMITTED VIOLATION,  GIVEN 30 DAYS OR UNTIL  12/04/17 TO COMPLY. FINE OF  \$100.00 IF NOT IN  COMPLIANCE. NO  ADMINISTRATIVE FEE  IMPOSED. TO APPEAR AT  THE 12/05/17 IMPOSITION  HEARING.</b></p>
3.5	CASE 2017-490	<p><b>OWNER(S):</b> SANCHEZ, ROBERTO &amp; MIRIAM  <b>ADDRESS:</b> 18390 SW 50 STREET  <b>FOLIO:</b> 5040 31 01 0321</p> <p><b>VIOLATION(S):</b>  1) <b>CODE SECTION 045 – 060, 045 – 050, 2017 –  014 AND 010 - 030 –</b> USE OF PROPERTY NOT  PERMITTED TO WIT: STORAGE OF  VEGETATION NOT ORIGINATING FROM  NURSERY, COMPOSTING</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION  ISSUED ON 09/20/17 TO  COMPLY BY 09/30/17, NOTICE  OF HEARING ISSUED ON  10/02/17 TO APPEAR AT THE  11/07/17 HEARING.</p> <p><b>COMPLIED PRIOR TO THE  HEARING CLOSE CASE</b></p>
3.6	CASE 2017-495	<p><b>OWNER(S):</b> AMEZQUITA, EDGAR COLLIER,  FRANZ A  <b>ADDRESS:</b> 6650 SW 189 WAY  <b>FOLIO:</b> 5139 01 01 0056</p> <p><b>VIOLATION(S):</b>  1) <b>CODE SECTION 045 – 060, 045 – 050, 2017 –  014 AND 010 - 030 –</b> USE OF PROPERTY NOT  PERMITTED TO WIT: STORAGE OF  VEGETATION NOT ORIGINATING FROM  NURSERY, COMPOSTING  2) <b>CODE SECTION 045 – 030 (C)(1) –</b> PARKING  AND STORAGE OF VEHICLES NOT  REGISTERED TO THE PROPERTY.  3) <b>CODE SECTION 005 – 080 (A) –</b>  CLEARING/GRADING/FILLING BEING  DONE WITHOUT APPROVAL AND  PERMITS.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION  ISSUED ON 09/20/17 TO  COMPLY BY 09/30/17, NOTICE  OF HEARING ISSUED ON  10/02/17 TO APPEAR AT THE  11/07/17 HEARING.</p> <p><b>FOUND IN VIOLATION,  GIVEN 30 DAYS FOR EACH  VIOLATION TO COMPLY OR  BY 12/04/17 OR A FINE IN THE  AMOUNT OF \$250.00 PER DAY  PER VIOLATION UNTIL IN  COMPLIANCE.  ADMINISTRATIVE FEE IN  THE AMOUNT OF \$150.00. TO  APPEAR AT THE 12/25/17  HEARING.</b></p>

#### 4. CITATIONS

4.1	CASE 2017A-083	OWNER(S): IGLESIAS CRISTIANA SENALES DE VIDA ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010  VIOLATION(S): 1) <b>CODE SECTION 7-3(A)</b> – FALSE ALARM IN EXCESS OF TWO (2); 15 <sup>TH</sup> FALSE ALARM.	STATUS:  CIVIL VIOLATION 13313 ISSUED ON 10/11/17  <b>FOUND IN VIOLATION, IMPOSED A PENALTY OF \$250.00 AND NO ADMINISTRATIVE FEE.</b>
4.2	CASE 2017A-323	OWNER(S): ERICKSON, MURRAY ADDRESS: 12800 HUNTERS POINT FOLIO: 5140 02 08 0020  VIOLATION(S): 2) <b>CODE SECTION 7-3(A)</b> – FALSE ALARM IN EXCESS OF TWO (2); 4 <sup>TH</sup> FALSE ALARM.	STATUS:  CIVIL VIOLATION 13311 ISSUED ON 10/05/17  <b>FOUND IN VIOLATION, IMPOSED A PENALTY OF \$100.00 AND NO ADMINISTRATIVE FEE.</b>
4.3	CASE 2017A-323	OWNER(S): ERICKSON, MURRAY ADDRESS: 12800 HUNTERS POINT FOLIO: 5140 02 08 0020  VIOLATION(S): 1) <b>CODE SECTION 7-3(A)</b> – FALSE ALARM IN EXCESS OF TWO (2); 5 <sup>TH</sup> FALSE ALARM.	STATUS:  CIVIL VIOLATION 13312 ISSUED ON 10/05/17  <b>FOUND IN VIOLATION, IMPOSED A PENALTY OF \$100.00 AND NO ADMINISTRATIVE FEE.</b>
4.4	CASE 2017A-455	OWNER(S): GODINEZ, JUDITH ADDRESS: 6901 HOLATEE TRAIL FOLIO: 5140 03 01 0408  VIOLATION(S): 1) <b>CODE SECTION 7-3 (A)</b> - FALSE ALARM IN EXCESS OF (2), 3 <sup>RD</sup> FALSE ALARM.	STATUS:  CIVIL VIOLATION 13310 ISSUED ON 10/03/17.  <b>PAYMENT OF VIOLATION ON 10/16/17</b>

#### 5. REHEARING

5.1	CASE 2017C- 269	OWNER(S): ADDRESS: FOLIO:  VIOLATION(S):	STATUS:
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**6. FORECLOSURE REQUESTS**

<b>6.1</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 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).