

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  
AUGUST 7, 2018  
9:00 A.M.**

**1. CALL SESSION TO ORDER**

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

2.1	<b>CASE  2017- 508</b>	<b>OWNER(S):</b> NAYELIS DIAZ SUAREZ <b>ADDRESS:</b> 4861 SW 193 LANE <b>FOLIO:</b> 5039 36 06 0050  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 005 – 080 (A) –</b> CLEARING / GRADING / FILLING WITHOUT A PERMIT	<b>STATUS:</b>  AMENDED FINAL ORDER ISSUED ON 04/03/18 TO COMPLY BY 08/06/18 OR A FINE IN THE AMOUNT OF \$100.00 PER DAY UNTIL CORRECTED. TO APPEAR AT THE 08/07/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.
2.2	<b>CASE  2017- 591</b>	<b>OWNER(S):</b> IGLESIA CRISTIANA SENALES DE VIDA <b>ADDRESS:</b> 20850 GRIFFIN ROAD <b>FOLIO:</b> 5039 27 03 0010  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 020 – 030 (A) AND 020 –</b> <b>040 (D) –</b> FAILURE TO MAINTAIN PROPERTY TO WIT: ALLOWING DEAD TREES TO FALL OVER STREET AND CREATE TRAFFIC HAZARD ALONG THE RIGHT OF WAY.	<b>STATUS:</b>  FINAL ORDER ISSUED ON 01/05/18 TO COMPLY BY 01/22/18 OR A FINE IN THE AMOUNT OF \$250.00 PER DAY UNTIL COMPLIED.  <b>CORRECTION OF  VIOLATION ON 07/30/18, A  TOTAL OF 189 DAYS FOR A  FINE IN THE AMOUNT OF  \$47,250.00 DUE TO THE TOWN  OF SOUTHWEST RANCHES.</b>
2.3	<b>CASE  2017 - 588</b>	<b>OWNER(S):</b> NOREN MATAMOROS <b>ADDRESS:</b> 18530 SW 55 STREET <b>FOLIO:</b> 5039 36 03 0070  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 005 – 080 (A) –</b> WORK WITHOUT A PERMIT TO WIT: DRIVEWAY ON THE REAR OF THE PROPERTY WITHOUT A PERMIT.	<b>STATUS:</b>  AMENDED FINAL ORDER ISSUED ON 07/03/18 TO COMPLY BY 08/06/18 OR A FINE IN THE AMOUNT OF \$250.00 PER DAY. TO APPEAR AT THE 08/07/18 IMPOSITION HEARING.  <b>CORRECTED</b>

2.4	CASE 2017 - 595	<b>OWNER(S):</b> JULETT A WILLIAMS AND JOHN WYCHE <b>ADDRESS:</b> V LOT W OF 18070 SW 70 PLACE <b>FOLIO:</b> 5140 06 03 0180  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 045 – 030 (C)</b> – PARKING OF COMMERCIAL VEHICLES ON A VACANT LOT NOT ALLOWED. 2) <b>CODE SECTION 045 – 030 (C)(1)</b> – PARKING OF VEHICLES NOT REGISTERED TO THE PROPERTY.	<b>STATUS:</b>  AMENDED FINAL ORDER TO COMPLY BY 08/06/18 AND TO APPEAR AT THE 08/07/18 IMPOSITION HEARING IF NOT IN COMPLIANCE
2.5	CASE 2018 - 032	<b>OWNER(S):</b> ERIKA TORRES <b>ADDRESS:</b> 18301 SW 50 STREET <b>FOLIO:</b> 5040 30 00 0061  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 005 – 080 (A)</b> – WORK WITHOUT A PERMIT TO WIT: DRIVEWAY AND FENCE.	<b>STATUS:</b>  AMENDED FINAL ORDER ISSUED ON 06/05/18 TO COMPLY BY 03/02/18 WITH SECOND CONDITION OR A FINE IN THE AMOUNT OF \$100.00 PER DAY UNTIL COMPLIED. TO APPEAR AT THE 07/03/18 IMPOSITION HEARING IF NOT IN COMPLIANCE
2.6	CASE 2018 - 090	<b>OWNER(S):</b> CANAL, JUSIMEYDIT <b>ADDRESS:</b> 5700 SW 196 LANE <b>FOLIO:</b> 5039 36 07 0460  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 005 -080</b> – FAILURE TO OBTAIN A PERMIT FOR THE INSTALLATION OF A FENCE ON THE PROPERTY LINE	<b>STATUS:</b>  FINAL ORDER ISSUED ON 06/05/18 TO COMPLY BY 08/06/18 OR A FINE IN THE AMOUNT OF \$150.00 UNTIL COMPLIED. TO APPEAR AT THE 08/06/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.  <b>COMPLIED PRIOR TO THE HEARING</b>
2.7	CASE 2018 - 180	<b>OWNER(S):</b> SANDSTROM, RICKARD ERLAND <b>ADDRESS:</b> 6800 VOLUNTEER ROAD <b>FOLIO:</b> 5140 03 01 0054  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 005 – 080 (A)</b> – WORK DONE WITHOUT A PERMIT TO WIT: CONSTRUCTION OF BARN AND STALLS	<b>STATUS:</b>  STIPULATED AGREEMENT ENTERED ON 06/01/18 TO COMPLY BY 08/01/18 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY UNTIL CORRECTED.
2.8	CASE 2018 - 216	<b>OWNER(S):</b> SCHMIDT, ANA SCHMIDT, ARIEL <b>ADDRESS:</b> 17701 SW 63 MANOR <b>FOLIO:</b> 5140 06 19 0020	<b>STATUS:</b>  FINAL ORDER ISSUED ON

		<p><b>VIOLATION(S):</b></p> <p>1) <b>CODE SECTION 045 – 030 (4)(4) –</b> FAILURE TO SCREENED CONTAINER FROM VIEW, FROM STREET AND ALL ADJACENT PROPERTIES</p>	<p>07/03/18 OR A FINE IN THE AMOUNT OF \$100.00 PER DAY UNTIL CORRECTED. TO APPEAR AT THE 08/07/18 IMPOSITION HEARING IF NOT IN COMPLIANCE</p> <p><b>COMPLIED PRIOR TO THE HEARING.</b></p>
2.9	CASE 2018 - 232	<p><b>OWNER(S):</b> DUBOIS, YENEUSY ZAMORA MERA, NELSON GARCIA <b>ADDRESS:</b> 5721 SW 163 AVE <b>FOLIO:</b> 5040 32 04 0134</p> <p><b>VIOLATION(S):</b></p> <p>1) <b>CODE SECTION 005 – 080 (A) –</b> FAILURE TO OBTAIN A PERMIT FOR A DRIVEWAY AND FILL USED FOR DRIVEWAY.</p>	<p><b>STATUS:</b></p> <p>FINAL ORDER ISSUED ON 07/03/18 TO COMPLY BY 07/13/18 OR A FINE IN THE AMOUNT OF \$100.00 PER DAY UNTIL CORRECTED. TO APPEAR AT THE 08/07/18 IMPOSITION HEARING IF NOT IN COMPLIANCE</p> <p><b>COMPLIANCE ON 07/20/18 (7) DAYS AFTER REQUIRED DATE. FINE IN THE AMOUNT OF \$700.00 FOR THE (7) NON-COMPLIANCE DATES TO BE IMPOSED.</b></p>
2.10	CASE 2018 - 234	<p><b>OWNER(S):</b> VARGAS, PETER I &amp; ANGELA V <b>ADDRESS:</b> 5700 SW 188 AVE <b>FOLIO:</b> 5039 36 05 0140</p> <p><b>VIOLATION(S):</b></p> <p>1) <b>CODE SECTION 005 – 120 (C)(1) –</b> FAILURE TO ADHERE TO REQUIREMENTS AS ESTABLISHED ON THE APPROVED CERTIFICATE OF USE FOR HOME BASE BUSINESS, TO WIT: EMPLOYEE PARKING AND STAGING ON THE PROPERTY.</p>	<p><b>STATUS:</b></p> <p>FINAL ORDER ISSUED ON 07/03/18 TO COMPLY BY 08/06/18 OR A FINE IN THE AMOUNT OF \$100.00 PER DAY UNTIL CORRECTED. TO APPEAR AT THE 08/07/18 IMPOSITION HEARING IF NOT IN COMPLIANCE</p>
2.11	CASE 2018 - 238	<p><b>OWNER(S):</b> REAL, MORAIMA PINO, CARMEN <b>ADDRESS:</b> 4710 SW 166 AVE <b>FOLIO:</b> 5040 32 05 1080</p> <p><b>VIOLATION(S):</b></p> <p>1) <b>CODE SECTION 005 – 080 (A) –</b> WORK WITHOUT A PERMIT TO WIT: ROOFED TERRACE IN REAR OF PROPERTY CONSTRUCTED WITHOUT PERMITS</p>	<p><b>STATUS:</b></p> <p>FINAL ORDER ISSUED ON 07/03/18 TO COMPLY BY 08/06/18 OR A FINE IN THE AMOUNT OF \$100.00 PER DAY UNTIL CORRECTED. TO APPEAR AT THE 08/07/18 IMPOSITION HEARING IF NOT IN COMPLIANCE</p>

			<b>CORRECTION PRIOR TO THE HEARING</b>
2.12	<b>CASE 2018 - 241</b>	<p><b>OWNER(S):</b> VICTOR HERNANDEZ AND NADIA C HERNANDEZ  <b>ADDRESS:</b> 5621 SW 195 TERRACE  <b>FOLIO:</b> 5039 36 07 0570</p> <p><b>VIOLATION(S):</b></p> <ol style="list-style-type: none"> <li>1) <b>CODE SECTION 020 – 030 AND 020 – 040</b> – FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN ALL AREAS INCLUDING THE RIGHT OF WAY. <b>(CORRECTION)</b></li> <li>2) <b>CODE SECTION 045 – 030 (C)</b> – PARKING AND STORAGE OF VEHICLES WITHOUT A PERMANENT DWELLING.</li> <li>3) <b>CODE SECTION 045 – 030 (5) (B)</b> – LIVING OUT OF AN RV ON A VACANT LOT NOT ALLOWED WITHOUT AN ACTIVE BUILDING PERMIT.</li> </ol>	<p><b>STATUS:</b></p> <p>FINAL ORDER ISSUED ON 07/03/18 TO COMPLY BY 08/07/18 OR A FINE IN THE AMOUNT OF \$100.00 PER DAY UNTIL CORRECTED. TO APPEAR AT THE 08/07/18 IMPOSITION HEARING IF NOT IN COMPLIANCE</p>

### 3. NEW CASES

3.1	<b>CASE 2018- 189</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> <ol style="list-style-type: none"> <li>1) <b>CODE SECTION 005 – 080 (A)</b> - WORK WITHOUT A PERMIT TO WIT: IRRIGATION SYSTEM WITHOUT A PERMIT <b>(CORRECTION)</b></li> <li>2) <b>CODE SECTION 005 – 080 (A)</b> – WORK WITHOUT A PERMIT TO WIT: INTERIOR REMODELING <b>(CORRECTION)</b></li> <li>3) <b>CODE SECTION 005 – 080 (A)</b> – WORK WITHOUT A PERMIT TO WIT: REPLACEMENT OF GARAGE DOORS WITHOUT A PERMIT <b>(COMPLIED)</b></li> <li>4) <b>CODE SECTION 005 - 080 (A)</b> – WORK WITHOUT A PERMIT TO WIT: EXTENSION OF DRIVEWAY WITHOUT A PERMIT, AND DRIVEWAY WITHOUT A SWALE AS REQUIRED.</li> </ol>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 05/08/18 TO COMPLY BY 05/19/18, NOTICE OF HEARING ISSUED ON 07/05/18 TO APPEAR AT THE 08/07/18 HEARING</p>
3.2	<b>CASE 2018- 214</b>	<p><b>OWNER(S):</b> DAGER, FERNANDO RAFAEL &amp; SANDRA S  <b>ADDRESS:</b> 16890 SW 59 CT  <b>FOLIO:</b> 5040 32 03 0041</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 05/14/18 TO</p>

		<b>VIOLATION(S):</b> 1) <b>CODE SECTION 005 – 080 (A) -</b> WORK WITHOUT A PERMIT TO WIT: SHED IN THE REAR OF THE PROPERTY	COMPLY BY 05/26/18, EXTENSION GRANTED ON 05/29/18 TO COMPLY BY 06/26/18, NOTICE OF HEARING ISSUED ON 07/05/18 TO APPEAR AT THE 08/07/18 HEARING  <b>CORRECTION PRIOR TO THE  HEARING</b>
3.3	CASE 2018- 227	<b>OWNER(S):</b> ZAMORA, ENRIQUE <b>ADDRESS:</b> 15701 SW 51 MANOR <b>FOLIO:</b> 5040 33 17 020  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 020 – 030 (A) –</b> RUNOFF OF STORMWATER ONTO ADJACENT PROPERTIES CONTRIBUTING TO FLOODING CONDITIONS WHICH INTERFERE WITH THE ENJOYMENT OF PROPERTY CAUSED BY FAILURE TO MEET DRAINAGE REQUIRMENTS.	<b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 05/17/18 TO COMPLY BY 05/29/18, NOTICE OF HEARING ISSUED ON 07/06/18 TO APPEAR AT THE 08/07/18 HEARING.
3.4	CASE 2018- 228	<b>OWNER(S):</b> CANADA, JOHN W JR <b>ADDRESS:</b> 17800 SW 52 CT <b>FOLIO:</b> 5040 31 13 0020  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 005 – 080 (A) –</b> WORK WITHOUT A PERMIT. GRADING AND FILLING BEING DONE WITHOUT APPROVAL AND PERMITS.	<b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 05/18/18 TO COMPLY BY 05/30/18, NOTICE OF HEARING ISSUED ON 07/05/18 TO APPEAR AT THE 08/07/18.
3.5	CASE 2018- 239	<b>OWNER(S):</b> PAGE, STEPHEN MITCHELL <b>ADDRESS:</b> 5300 THOROUGHbred LANE <b>FOLIO:</b> 5040 34 01 0380  <b>VIOLATION(S):</b> 1) <b>CODE SECTION BCC 27-285(B) AND 020  – 030 (A) –</b> FAILURE TO OBTAIN APPROVAL FROM APPROPRIATE FIRE AUTHORITY OR FLORIDA DIVISION OF FORESTRY. BURNING CAUSING A PUBLIC NUISANCE DUE TO SMOKE CREATED FROM BURNING.	<b>STATUS:</b>  NOTICE OF HEARING ISSUED ON 06/01/18 TO APPEAR AT THE 08/07/18 HEARING.
3.6	CASE 2018- 247	<b>OWNER(S):</b> MANSILLA, POMPEY <b>ADDRESS:</b> 6850 MELALEUCA ROAD <b>FOLIO:</b> 5140 02 01 0310	<b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 06/11/18 TO

		<b>VIOLATION(S):</b> 1) <b>CODE SECTION 020 – 030 (A) AND 020 – 040 (A)</b> – FAILURE TO MAINTAIN POOL, POOL IS NOT BEING MAINTAINED AND CAUSING A NUISANCE.	COMPLY BY 06/23/18, NOTICE OF HEARING ISSUED ON 07/06/18 TO APPEAR AT THE 08/07/18 HEARING.
3.7	<b>CASE</b> <b>2018- 275</b>	<b>OWNER(S):</b> 16601 SW 64 STREET LLC <b>ADDRESS:</b> 16601 SW 64 STREET <b>FOLIO:</b> 5140 05 09 0010  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 020 – 030 AND 020 - 040</b> – FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN ALL AREAS TO INCLUDE THE RIGHT OF WAY.	<b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 06/19/18 TO COMPLY BY 07/01/18, NOTICE OF HEARING ISSUED ON 07/06/18 TO APPEAR AT 08/07/18 HEARING.

#### 4. CITATIONS

4.1	<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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#### 5. RE-HEARINGS

5.1	<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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#### 6. FORECLOSURE REQUESTS

6.1	<b>CASE</b> <b>2017 - 203</b>	<b>OWNER(S):</b> R & R DEVELOPER CORP <b>ADDRESS:</b> 5150 SW 124 AVE <b>FOLIO:</b> 5040 35 01 0015  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 005 – 120 AND 045 - 050</b> TO WIT: FAILURE TO OBTAIN A CERTIFICATE FOR NURSERY OPERATION AND USE NOT PERMITTED WITHIN A DISTRICT: MULCHING	<b>STATUS:</b> FINAL ORDER IMPOSING FINE ISSUED ON 09/05/17 FOR \$200.00 PER DAY SINCE 09/01/17.  <b>AMOUNT OF \$51,400.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.</b>
6.2	<b>CASE</b> <b>2017 - 341</b>	<b>OWNER(S):</b> WACHTEL, YEHUDA GENE RIBEIRO, ALMIBETE <b>ADDRESS:</b> 5050 SW 178 AVE <b>FOLIO:</b> 5040 31 01 0020	<b>STATUS:</b> FINAL ORDER IMPOSING FINE ISSUED ON 12/5/17 FOR \$250.00 PER DAY, PER VIOLATION

		<p><b>VIOLATION(S):</b></p> <ol style="list-style-type: none"> <li>1) <b>CODE SECTION 020 – 030 / 020 - 040 TO WIT:</b> FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN ALL AREAS TO INCLUDE THE RIGHT OF WAY.</li> <li>2) <b>CODE SECTION 020 – 030 TO WIT:</b> FENCE MESH IS IN DISREPAIR.</li> <li>3) <b>CODE SECTION 020 – 040 TO WIT:</b> REMAINS OF A SIGN ON THE RIGHT OF WAY.</li> </ol>	<p>SINCE 08/12/17.</p> <p><b>AMOUNT OF \$237,750.00 DUE TO THE TOWN OF SOUTHWEST RANCHES AND CONTINUES TO ACCRUE PER DAY.</b></p>
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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).