

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 5, 2019
9:00 A.M.**

MINUTES

1. CALL SESSION TO ORDER

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

2.1	CASE 2018 - 188	OWNER(S): WINDMILL HOLDINGS VI LLC ADDRESS: 18231 SW 60 STREET FOLIO: 5040 31 01 0395 VIOLATION(S): 1) CODE SECTION 005 – 270 – FAILURE TO MAINTAIN RIGHT OF WAY AS REQUIRED. RIGHT OF WAY DETERIORATING FROM IMPROPER USE AND VEHICLES DRIVING OFF ROAD	STATUS: AMENDED ORDER ON 01/15/19 TO COMPLY BY 02/04/19 AND TO APPEAR AT THE 02/05/19 IMPOSITION HEARING IF NOT IN COMPLIANCE. AMENDED ORDER TO COMPLY BY 04/01/19 AND TO APPEAR AT THE 04/02/19 IMPOSITION HEARING IF NOT IN COMPLIANCE.
2.2	CASE 2018 - 512	OWNER(S): RAMON ARCE AND MARLENE VALLADARES - ARCE ADDRESS: 6031 SW 178 AVE FOLIO: 5140 06 13 0110 VIOLATION(S): 1) CODE SECTION 020 – 030(A) AND 020 – 030 (D) – FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN ALL AREAS TO INCLUDE THE RIGHT OF WAY	STATUS: FINAL ORDER TO COMPLY BY 01/13/19 OR A PENALTY IN THE AMOUNT OF \$250.00 PER DAY UNTIL CORRECTED FROM 01/13/19. TO APPEAR AT THE 02/05/19 IMPOSITION HEARING IF NOT IN COMPLIANCE. IMPOSED FINE IN THE AMOUNT OF \$250.00 PER DAY SINCE 01/14/19 UNTIL COMPLIANCE
2.3	CASE 2018 - 516	OWNER(S): MORALES, CESAR H/E, LEON, RENE AND CABRERA, EDUARDO ADDRESS: 5301 SW 1998 TERRACE FOLIO: 5039 35 08 0200 VIOLATION(S): 1) CODE SECTION 045 – 030 (C)(4) – PARKING OF COMMERCIAL VEHICLES IN EXCESS OF (1).	STATUS: FINAL ORDER TO COMPLY BY 02/04/19 OR A FINE IN THE AMOUNT OF \$150.00. TO APPEAR AT THE 02/05/19 IMPOSITION HEARING IF NOT IN COMPLIANCE. CORRECTION PRIOR TO THE HEARING.

2.4	CASE 2018 - 561	OWNER(S): OCHI FARMS LLC ADDRESS: 14220 LURAY ROAD FOLIO: 5140 03 01 0350 VIOLATION(S): 1) CODE SECTION 823.01 – SPREADING MANURE FOR CROPS IS CREATING A NUISANCE TO NEIGHBORING PROPERTIES	STATUS: ORDER OF CONTINUANCE ISSUED ON 01/03/19 TO APPEAR AT THE 02/05/19. FINAL ORDER TO COMPLY BY 04/01/19 OR A FINE IN THE AMOUNT OF \$150.00 UNTIL COMPLIANCE AND ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00. COMPLIANCE TO INCLUDE THE FOLLOWING: PLANT CONTINUOUS HEDGE OF ARECA PLANTS ON THE SOUTH PROPERTY LINE PLANT CONTINUOUS HEDGE OF BANANA PLANTS ON THE SOUTH PROPERTY LINE TO APPEAR AT THE 04/02/19 IMPOSITION HEARING IF NOT IN COMPLIANCE.
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3. NEW CASES

3.1	CASE 2018 - 548	OWNER(S): SALKEY, ANGIE H/E LESLIE, KEITH ADDRESS: 5911 SW 195 TERRACE FOLIO: 5039 36 07 0200 VIOLATION(S): 1) CODE SECTION 005 – 080 (A) – WORK BEING DONE WITHOUT A PERMIT: ADDITION OF GREAT ROOM, TWO BEDROOMS AND MASTER BATHROOM	STATUS: NOTICE OF VIOLATION ISSUED ON 12/06/18 TO COMPLY BY 12/18/18. NOTICE OF HEARING ISSUED ON 01/03/19 TO APPEAR AT THE 02/05/19 HEARING. FOUND IN VIOLATION, GIVEN 30 DAYS OR UNTIL 03/04/19 TO CORRECT AND A FINE OF \$150.00. ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00 FOR THE HEARING. TO APPEAR AT THE 03/05/19 IMPOSITION HEARING IF NOT IN COMPLIANCE.
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4. CITATIONS

4.1	<p>CASE 2018A - 213</p>	<p>OWNER(S): COQUINA STATION LLC % PHILLIPS EDISON GROUP LLC ADDRESS: 15731 SHERIDAN STREET FOLIO: 5140 04 13 0011</p> <p>VIOLATION(S): 1) CODE SECTION 7 – 3(A) – FALSE ALARM IN EXCESS OF TWO, 3RD FALSE ALARM ON 12/14/18</p>	<p>STATUS: CIVIL VIOLATION 13619 ISSUED ON 01/09/19.</p> <p>FINE OF \$50.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.</p> <p>FOUND IN VIOLATION IMPOSED PENALTY OF \$50.00 AND ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00</p>
4.2	<p>CASE 2018A - 294</p>	<p>OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA INC ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010</p> <p>VIOLATION(S): 1) CODE SECTION 7 – 3(A) – FALSE ALARM IN EXCESS OF TWO, 4TH FALSE ALARM ON 12/26/18</p>	<p>STATUS: CIVIL VIOLATION 13621 ISSUED ON 01/10/19.</p> <p>FINE OF \$250.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.</p> <p>FOUND IN VIOLATION, IMPOSED PENALTY IN THE AMOUNT OF \$250.00 PLUS ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00</p>
4.3	<p>CASE 2018C - 376</p>	<p>OWNER(S): AMADOR, YOLANDA H/E AMADOR, ENRIQUE ADDRESS: 4800 SW 195 TERRACE FOLIO: 5039 25 02 0102</p> <p>VIOLATION(S): 1) CODE SECTION 16 - 19 – BULK OUT ON A NON-PERMITTED DATE PER CODE</p>	<p>STATUS: CIVIL VIOLATION 13623 ISSUED ON 01/13/19.</p> <p>FINE OF \$500.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.</p> <p>FOUND IN VIOLATION, IMPOSED PENALTY IN THE AMOUNT OF \$500.00 PLUS ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00.</p>
4.4	<p>CASE 2018A - 422</p>	<p>OWNER(S): GRAVERAN, NELSON & ISABEL C ADDRESS: 5090 SW 192 TERRACE FOLIO: 5039 36 14 0100</p> <p>VIOLATION(S): 1) CODE SECTION 7 – 3(A) – FALSE ALARM IN EXCESS OF TWO, 3RD FALSE ALARM ON 12/21/18</p>	<p>STATUS: CIVIL VIOLATION 13620 ISSUED ON 01/9/19. FINE OF \$50.00 DUE TO THE TOWN OF SOUTHWEST RANCHES. PAYMENT OF THE VIOLATION PRIOR TO THE HEARING.</p>

5. REPEAT VIOLATIONS:

5.1	CASE 2016 - 595	OWNER(S): DUKE, TERRELL W JR & MICHELLE ADDRESS: 5611 SW 136 AVE FOLIO: 5040 34 01 0111 VIOLATION(S): 1) CODE SECTION 005 – 120 (B) – OPERATING HOME BUSINESS WITHOUT A CERTIFICATE OF USE. 2) CODE SECTION 045 – 050 AND 045 – 060 – PRINCIPAL PROPERTY USE IS NOT PERMITTED TO WIT: WELDING AND OTHER NON – AGRICULTURAL RELATED OPERATION	STATUS: NOTICE OF REPEAT VIOLATION HEARING ISSUED ON 01/04/19 TO APPEAR AT THE 02/05/19 HEARING. PAYMENT OF THE VIOLATION FOR THE (3) VIOLATION DATES PRIOR TO THE HEARING.
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6. FORECLOSURE REQUESTS

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