

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 04, 2020
9:00 A.M.**

MINUTES

1. CALL SESSION TO ORDER

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

2.1	CASE 2019 – 443	OWNER(S): VICTORIA PRODUCE LLC ADDRESS: 4830 SW 188 AVE FOLIO: 5039 25 03 0220 VIOLATION(S): 1) CODE SECTION 005 – 080 (A) – WORK DONE WITHOUT A PERMIT TO WIT INSTALLATION OF REAR PORCH WITHOUT APPROVAL	STATUS: AMENDED FINAL ORDER ISSUED ON 01/07/20 TO COMPLY BY 02/03/20 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY. TO APPEAR AT THE IMPOSITION HEARING ON 02/04/20 IF NOT IN COMPLIANCE FOUND IN VIOLATION, PENALTY IMPOSED OF \$150.00 PER DAY FROM 02/03/20 UNTIL COMPLIANCE.
2.2	CASE 2019 - 473	OWNER(S): VICTORIA PRODUCE LLC ADDRESS: 4830 SW 188 AVE FOLIO: 5039 25 03 0220 VIOLATION(S): 1) CODE SECTION 005 – 080 (A) – WORK DONE WITHOUT A PERMIT TO WIT STORAGE CONTAINER CONVERTED INTO DETACHED ANCILLARY STRUCTURE	STATUS: AMENDED FINAL ORDER ISSUED ON 01/07/20 TO COMPLY BY 02/03/20 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY. TO APPEAR AT THE IMPOSITION HEARING ON 02/04/20 IF NOT IN COMPLIANCE FOUND IN VIOLATION, PENALTY IMPOSED OF \$150.00 PER DAY FROM 02/03/20 UNTIL COMPLIANCE.
2.3	CASE 2019 - 634	OWNER(S): EDGAR M GUANUNA AND YADIRA LEGRA CUZAA ADDRESS: 17401 SW 48 ST FOLIO: 5040 30 00 0370 VIOLATION(S): 1) CODE SECTION 005 – 080 (A) –	STATUS: AMENDED FINAL ORDER ISSUED ON 01/07/20 TO COMPLY BY 02/03/20 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY. TO APPEAR AT THE IMPOSITION HEARING

		FILLING/GRADING DONE WITHOUT APPROVAL OR PERMIT.	ON 02/04/20 IF NOT IN COMPLIANCE AMENDED FINAL ORDER TO COMPLY BY 03/02/20 OR A FINE OF \$150.00 PER DAY AND TO APPEAR AT THE 03/03/20 IMPOSITION HEARING IF NOT IN COMPLIANCE.
2.4	CASE 2019 - 661	OWNER(S): LUNN, STEVEN J & SARA ADDRESS: 17611 SW 68 CT FOLIO: 5140 06 04 0121 VIOLATION(S): 1) CODE SECTION 005 – 080(A) – FILLING / GRADING DONE WITHOUT APPROVAL OR PERMIT 2) CODE SECTION 005 – 080(A) – WORK DONE WITHOUT PERMIT. CREATION OF DRIVEWAY WITHOUT APPROVAL OR PERMITS.	STATUS: FINAL ORDER ISSUED ON 01/07/20 TO COMPLY BY 02/03/20 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY. TO APPEAR AT THE IMPOSITION HEARING ON 02/04/20 IF NOT IN COMPLIANCE AMENDED FINAL ORDER TO OBTAIN PERMIT WITHIN 30 DAYS OR 03/02/20 AND ATTEND IMPOSITION HEARING ON 03/03/20. GIVEN 90 DAYS OR BY 05/04/20 TO FINALIZE ALL WORK OR A FINE OF \$150.00 PER DAY AND ATTEND IMPOSITION HEARING ON 05/05/20 IF NOT IN COMPLIANCE.
2.5	CASE 2019 - 668	OWNER(S): ARCAMONTE, STEVEN & CARLA ADDRESS: 6400 SW 188 AVE FOLIO: 5139 01 01 0011 VIOLATION(S): 1) CODE SECTION 005 – 080(A) – FILLING / GRADING DONE WITHOUT APPROVAL OR PERMIT	STATUS: FINAL ORDER ISSUED ON 01/07/20 TO COMPLY BY 02/03/20 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY. TO APPEAR AT THE IMPOSITION HEARING ON 02/04/20 IF NOT IN COMPLIANCE AMENDED FINAL ORDER TO COMPLY BY 03/02/20 OR A FINE OF \$150.00 PER DAY AND TO APPEAR AT THE 03/03/20 IMPOSITION HEARING IF NOT IN COMPLIANCE.

3. NEW CASES

<p>3.1</p>	<p>CASE 2019 – 658</p>	<p>OWNER(S): DELGADO, LUIS DELGADO, ZORAYA ADDRESS: 17611 SW 65 CT FOLIO: 5140 06 01 0190</p> <p>VIOLATION(S):</p> <p>1) CODE SECTION 005 – 270 – ILLEGAL USE OF RIGHT OF WAY. PLANTING TREES ON RIGHT OF WAY WITHOUT APPROVAL OR PERMITS.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 10/28/19 TO COMPLY BY 11/09/19, NOTICE OF HEARING ISSUED ON 12/17/19 TO APPEAR AT THE 02/04/20 NON-COMPLIANCE HEARING.</p> <p>ADMITTED VIOLATION, GIVEN 60 DAYS OR UNTIL 04/06/20 TO REMOVE ALL TREES PLANTED ON TOWN RIGHT OF WAY OR FINE OF \$150.00 PER DAY UNTIL COMPLIANCE. TO APPEAR AT IMPOSITION HEARING ON 04/07/20 IF NOT IN COMPLIANCE.</p>
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3.2	CASE 2019 – 700	OWNER(S): MARTINEZ, MARITZA ADDRESS: 17031 SW 63 MNR FOLIO: 5140 05 01 0166 VIOLATION(S): 1) CODE SECTION 005 – 080(A) – FILLING / GRADING DONE WITHOUT APPROVAL OR PERMIT	STATUS: NOTICE OF VIOLATION ISSUED ON 11/26/19 TO COMPLY BY 12/08/19, NOTICE OF HEARING ISSUED ON 01/09/20 TO APPEAR AT THE 02/04/20 NON-COMPLIANCE HEARING. COMPLIED PRIOR TO HEARING
3.3	CASE 2019 – 704	OWNER(S): BLACK PEARL INVESTMENTS LLC ADDRESS: 7010 SW 173 WAY FOLIO: 5140 06 04 0061 VIOLATION(S): 1) CODE SECTION 005 – 080(A) – WORK DONE WITHOUT APPROVAL OR PERMIT. CONSTRUCTION OF ROOFED STRUCTURE. 2) CODE SECTION 005 – 080(A) – WORK DONE WITHOUT APPROVAL OR PERMIT. INSTALLATION OF GATE.	STATUS: NOTICE OF VIOLATION ISSUED ON 12/03/19 TO COMPLY BY 12/15/19, NOTICE OF HEARING ISSUED ON 01/22/19 TO APPEAR AT THE 02/04/20 NON-COMPLIANCE HEARING. ADMITTED VIOLATION, GIVEN 30 DAYS OR BY 03/02/20 TO COMPLY OR A FINE IN THE AMOUNT OF \$150.00 PER VIOLATION, PER DAY UNTIL COMPLIANCE AND TO APPEAR AT THE 03/03/20 IMPOSITION HEARING IF NOT IN COMPLIANCE.
3.4	CASE 2019 – 713	OWNER(S): FAHIMPOUR, MEHRDAD & COTY ADDRESS: JAMES B PIRTLE AVE FOLIO: 5040 35 13 0020 VIOLATION(S): 1) CODE SECTION 020-040(E) – FAILURE TO MAINTAIN PROPERTY. ASPHALT ROADWAY IS BROKEN, CHIPPED, CRACKED AND HAS HOLES.	STATUS: NOTICE OF VIOLATION ISSUED ON 12/10/19 TO COMPLY BY 12/22/19, NOTICE OF HEARING ISSUED ON 01/08/20 TO APPEAR AT THE 02/04/20 NON-COMPLIANCE HEARING. ADMITTED VIOLATION, GIVEN 30 DAYS OR BY 03/02/20 TO COMPLY OR A FINE IN THE AMOUNT OF \$150.00 PER DAY UNTIL COMPLIANCE AND TO APPEAR AT THE 03/03/20 IMPOSITION HEARING IF NOT IN COMPLIANCE.
3.5	CASE 2019 - 714	OWNER(S): HERNANDEZ, JOSE ALBERTO H/E GARCIA, JORGE ADDRESS: 4900 SW 167 AVE FOLIO: 5040 32 02 0089	STATUS: NOTICE OF VIOLATION ISSUED ON 01/07/20 TO COMPLY BY 01/19/19, NOTICE

		<p>VIOLATION(S):</p> <p>1) CODE SECTIONS 020-040(D), 005-270 FAILURE TO MAINTAIN RIGHT OF WAY ON EAST SIDE OF PROPERTY. OVERGROWN GRASS AND SHRUBS ENCROACHING UNTO 166TH AVENUE.</p>	<p>OF HEARING ISSUED ON 01/22/20 TO APPEAR AT THE 02/04/20 NON-COMPLIANCE HEARING.</p> <p>COMPLIANCE PRIOR TO HEARING</p>
3.6	CASE 2020 - 008	<p>OWNER(S): JACKSON, THOMAS H/E JACKSON, SARAH ADDRESS: 14501 SUNSET LANE FOLIO: 5140 03 01 0100</p> <p>VIOLATION(S):</p> <p>1) CODE SECTIONS BCC 4-2(F), (M)(1)(3), SEC 4-3 (B)(F), SEC 4-8(B) – ALLOWING ANIMALS TO BECOME A NUISANCE. DANGEROUS DOG AT LARGE AGGRESSIVELY BITING, ATTACKING, AND INFLICTING SEVERE INJURY ON A HUMAN BEING ON PUBLIC OR PRIVATE PROPERTY.</p>	<p>STATUS: NOTICE OF HEARING ISSUED ON 01/08/20 TO APPEAR AT THE 02/04/20 NON-COMPLIANCE HEARING.</p> <p>ADMITTED VIOLATION. SPECIAL MAGISTRATE REDUCED FINE AMOUNT TO \$2,000.00 AND GIVEN 60 DAYS TO PAY.</p>

4. CITATIONS

<p>4.1</p>	<p>CASE 2019A - 269</p>	<p>OWNER(S): VIGOA, LUIS ADDRESS: 19000 GRIFFIN ROAD FOLIO: 5039 25 02 0070</p> <p>VIOLATION(S): 1) CODE SECTION 7 -3(A) – FALSE ALARM IN EXCESS OF (2) 3RD FALSE ALARM</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 05/13/19 FOR FIRST FALSE ALARM ON 01/26/19, SECOND FALSE ALARM ON 04/04/19, CIVIL VIOLATION 13717 ISSUED ON 12/18/19 FOR ALARM ON 11/07/19.</p> <p>FOUND IN VIOLATION, IMPOSED A PENALTY IN THE AMOUNT OF \$50.00 PLUS \$150.00 ADMINISTRATIVE FEE FOR A TOTAL OF \$200.00.</p>
<p>4.2</p>	<p>CASE 2019A - 270</p>	<p>OWNER(S): CASTRO, ERIC & BARBARA R ADDRESS: 5601 THOROUGHbred LANE FOLIO: 5040 34 03 0140</p> <p>VIOLATION(S): 1) CODE SECTION 7 -3(A) – FALSE ALARM IN EXCESS OF (2) 3RD FALSE ALARM</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 05/13/19 FOR FIRST FALSE ALARM ON 04/02/19, SECOND FALSE ALARM ON 04/20/19, CIVIL VIOLATION 13820 ISSUED ON 01/13/20 FOR ALARM ON 12/08/19</p> <p>PAID PRIOR TO HEARING</p>
<p>4.3</p>	<p>CASE 2019A - 274</p>	<p>OWNER(S): MARTIN, YOSEF & PATRICIA ADDRESS: 5780 SW 128 AVE FOLIO: 5040 35 15 0080</p> <p>VIOLATION(S): 1) CODE SECTION 7 -3(A) – FALSE ALARM IN EXCESS OF (2) 5TH FALSE ALARM</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 05/13/19 FOR FIRST FALSE ALARM ON 04/01/19, SECOND FALSE ALARM ON 04/01/19, CIVIL VIOLATION 13719 ISSUED ON 12/19/19 FOR FIFTH FALSE ALARM ON 11/19/19</p> <p>PAID PRIOR TO HEARING</p>
<p>4.4</p>	<p>CASE 2019A - 491</p>	<p>OWNER(S): SOUTH FLORIDA HINDU TEMPLE INC ADDRESS: 13010 GRIFFIN ROAD FOLIO: 5040 26 06 0010</p> <p>VIOLATION(S): 1) CODE SECTION 7 -3(A) – FALSE ALARM IN EXCESS OF (2) THIRD FALSE ALARM</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 09/09/19 FOR FIRST FALSE ALARM ON 04/14/19, SECOND FALSE ALARM ON 07/28/19, CIVIL VIOLATION 13718 THIRD FALSE ALARM ISSUED ON 12/19/19 FOR ALARM ON 11/23/19.</p> <p>PAID PRIOR TO HEARING</p>
<p>4.5</p>	<p>CASE 2019A - 729</p>	<p>OWNER(S): LEWIN, ROBERT & LISA H ADDRESS: 13000 LEWIN LANE</p>	<p>STATUS: NOTICE OF VIOLATION</p>

		FOLIO: 5040 35 01 0250 VIOLATION(S): 1) CODE SECTION 7 – 3(A) – FALSE ALARM IN EXCESS OF (2) 3RD FALSE ALARM	ISSUED ON 12/24/19 FIRST FALSE ALARM ON 08/04/19, SECOND FALSE ALARM ON 11/15/19, CIVIL VIOLATION 13821 ISSUED ON 01/13/20 FOR FALSE ALARM ON 11/16/19 PAID PRIOR TO HEARING
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5. REPEAT VIOLATIONS:

5.1	CASE 2019 – 481	OWNER(S): WARD, ANTONIO E ADDRESS: 15000 N SAXON CIRCLE FOLIO: 5040 33 02 0730 VIOLATION(S): 1) FAILURE TO MAINTAIN PROPERTY; TRASH AND DEBRIS SPREAD THROUGHOUT THE PROPERTY.	STATUS: FINAL ORDER ISSUED INDICATING ANY FUTURE VIOLATIONS WILL RESULT IN AN ADMINISTRATIVE FINE OF \$250.00 PER DAY. PAID PRIOR TO HEARING
5.2	2016 – 595	OWNER(S): DUKE, TERRELL W JR & MICHELLE ADDRESS: 5745 SW 130 AVE FOLIO: 5040 34 01 0111 VIOLATION(S): PRINCIPAL PROPERTY USE IS NOT PERMITTED, TO WIT: WELDING AND OTHER NON-AGRICULTURAL RELATED OPERATION	STATUS: REPEAT VIOLATION NOTICE ISSUED ON 01/13/20 PAID PRIOR TO HEARING

6. RE-HEARINGS:

6.1	CASE	OWNER(S): ADDRESS: FOLIO: VIOLATION(S): 1)	STATUS:
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7. FORECLOSURE REQUESTS

7.1	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).