

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**  
**SEPTEMBER 01<sup>ST</sup> , 2020**  
**9:00 A.M.**

**1. CALL SESSION TO ORDER**

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

<p><b>2.1</b></p>	<p><b>CASE</b> <b>2019-057</b></p>	<p><b>OWNER(S):</b> SPASIC, ZORAN DELGADO  <b>ADDRESS:</b> 14571 MUSTANG TRAIL  <b>FOLIO:</b> 5140 03 10 0010</p> <p><b>VIOLATION(S):</b> <b>CODE SEC. 095-030(C)</b>  OUTDOOR LIGHTING RESULTING IN GLARE ONTO ADJACENT PROPERTIES/ STREETS.</p>	<p><b>STATUS:</b>  NOTICE OF HEARING ISSUED ON 07/20/2020 TO APPEAR ON 08/04/2020 FOR HEARING.</p> <p>FOUND IN VIOLATION.  ANY FUTURE VIOLATIONS OF TSWR-ULDC SEC(S) 095-030( C) BY THE RESPONDENT, THE ASSESSMENT OF AN ADMINISTRATIVE FINE OF \$250.00 PER DAY AND THE IMPOSITION OF A LIEN FOR EACH DAY SUCH VIOLATION EXISTS SHALL OCCUR.</p> <p>FOUND IN VIOLATION:  18 PICTURES OF VIOLATION,  \$250.00 PER VIOLATION  18X\$250= \$4,500.00</p>
<p><b>2.2</b></p>	<p><b>CASE</b> <b>2020-007</b></p>	<p><b>OWNER(S):</b> WEEKLEY BROS LEASING LTD  <b>ADDRESS:</b> SW 210<sup>TH</sup> TERRACE  <b>FOLIO:</b> 5039 34 14 0010</p> <p><b>VIOLATION(S):</b> <b>TSWR CODE SEC. 045-030(C), 045-050, 045-060</b></p> <p>1) COMMERCIAL VEHICLES AND/ OR EQUIPMENT BEING STORED ON PROPERTY.</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 1/21/20.  NOTICE OF HEARING ISSUED ON 05/19/20 TO APPEAR ON 06/02/20 HEARING.</p> <p>ADMITTED TO VIOLATION;  GIVEN UNTIL AUGUST 31<sup>ST</sup> TO COMPLY (90 DAYS) OR MUST APPEAR AT THE SEPTEMBER 1<sup>ST</sup> HEARING. A FINE OF \$150 PER DAY WILL BE IMPOSED AFTER THIS DATE IF NOT IN COMPLIANCE.</p> <p>AMENDED FINAL ORDER TO COMPLY BY 08/31/2020 OR TO APPEAR FOR HEARING ON 09/01/2020 IF NOT IN COMPLIANCE.</p>

2.3	<b>CASE 2020-080</b>	<b>OWNER(S):</b> DOPAZO, ARTURO DOPAZO, JACKELINE <b>ADDRESS:</b> 14011 LURAY ROAD <b>FOLIO:</b> 5140 03 01 0170  <b>VIOLATION(S):</b> <b>CODE SECTION 005-080 (A)-</b> <b>WORK WITHOUT A PERMIT</b>	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 03/26/20. NOTICE OF HEARING ISSUED ON 04/17/20 TO APPEAR ON 05/05/20 HEARING.  AMENDED FINAL ORDER PREVIOUSLY ISSUED, TO CORRECT VIOLATION BY 08/03/20 AND TO APPEAR AT THE 08/04/20 IF NOT IN COMPLIANCE.  ADMITTED TO VIOLATION: GIVEN UNTIL 08/31/2020 TO DEMOLISH THE STRUCTURE.  AMENDED FINAL ORDER TO COMPLY BY 08/31/2020 OR TO APPEAR FOR HEARING ON 09/01/2020 IF NOT IN COMPLIANCE.
2.4	<b>CASE 2020-094</b>	<b>OWNER(S):</b> KNIGHT, BRANDON % KNIGHT MANAGEMENT GROUP <b>ADDRESS:</b> 16700 STRATFORD COURT <b>FOLIO:</b> 5040 32 16 0240  <b>VIOLATION(S):</b> <b>CODE SECTION 095-030 (C) –</b> OUTDOOR LIGHTING RESULTING IN GLARE ONTO ADJACENT PROPERTIES.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 4/21/20. NOTICE OF HEARING ISSUED ON 05/22/20 TO APPEAR ON 06/02/20 HEARING.  FOUND IN VIOLATION. GIVEN UNTIL JULY 06 <sup>TH</sup> (30 DAYS) TO COMPLY OR MUST APPEAR AT THE JULY 07 <sup>TH</sup> HEARING. A FINE OF \$150 PER DAY WILL BE IMPOSED AFTER THIS DATE.  ADMITTED TO VIOLATION. GIVEN UNTIL AUGUST 03 <sup>RD</sup> TO COMPLY (30 DAYS) OR MUST APPEAR AT THE AUGUST HEARING. A FINE OF \$150.00 PER DAY WILL BE IMPOSED AFTER THIS DATE IF NOT IN COMPLIANCE. ADMINISTRATIVE COST WAIVED. AMENDED FINAL ORDER TO COMPLY BY 08/31/2020 OR TO APPEAR FOR HEARING ON 09/01/2020 IF NOT IN COMPLIANCE.
2.5	<b>CASE 2020-098</b>	<b>OWNER(S):</b> CALLAGHAN, STEPHEN CALLAGHAN, SHOBHNA <b>ADDRESS:</b> 6410 SW 130 <sup>TH</sup> AVE	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 4/23/2020.

		<p><b>FOLIO:</b> 5140 02 01 0170</p> <p><b>VIOLATION(S):</b> <b>CODE SEC 005-080(A)</b> TWO-STORY STRUCTURE PLACED ON PROPERTY WITHOUT APPROVAL OR PERMITS.</p>	<p>NOTICE OF HEARING ISSUED ON 07/17/2020 TO APPEAR ON 08/04/2020 FOR HEARING.</p> <p>ADMITTED TO VIOLATION: GIVEN UNTIL 08/31/2020 (30 DAYS) OR MUST APPEAR ON 09/01/2020 FOR HEARING A FINE OF \$250.00 PER DAY WILL BE IMPOSED AFTER THIS DATE IF NOT IN COMPLIANCE.</p> <p>AMENDED FINAL ORDER TO COMPLY BY 08/31/2020 OR TO APPEAR FOR HEARING ON 09/01/2020 IF NOT IN COMPLIANCE.</p>
2.6	CASE 2020-133	<p><b>OWNER(S):</b> AGUERA, ANA AGUERA, CARLOS <b>ADDRESS:</b> 20221 SW 48 PLACE <b>FOLIO:</b> 5039 35 03 0560</p> <p><b>VIOLATION(S):</b> <b>CODE SECTION 008-080 (A)</b> IT IS UNLAWFUL TO BUILD, ERECT OR ALTER LAND, STRUCTURES OR BUILDINGS WITHOUT A PERMIT. TO WIT, ILLEGAL FENCE AND GATE BUILD WITHOUT OBTAINING PROPER PERMITS</p>	<p><b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 5/11/20. NOTICE OF HEARING ISSUED ON 05/29/20 TO APPEAR ON 07/07/20 HEARING.</p> <p>GIVEN UNTIL AUGUST 3<sup>RD</sup> (30 DAYS) OR MUST APPEAR AT THE AUGUST 1<sup>ST</sup> HEARING. A FINE OF \$150.00 PER DAY WILL BE IMPOSED AFTER THIS DATE IF NOT IN COMPLIANCE.</p> <p>ADMITTED TO VIOLATION: AMENDED FINAL ORDER TO COMPLY BY 08/31/2020 OR TO APPEAR FOR HEARING ON 09/01/2020 IF NOT IN COMPLIANCE.</p>
2.7	CASE 2020-170	<p><b>OWNER(S):</b> COLON ENRIQUE SR &amp; SONNIA COLON, ENRIQUE JR <b>ADDRESS:</b> 4810 SW 188<sup>TH</sup> AVE <b>FOLIO:</b> 5039 25 03 0200</p> <p><b>VIOLATION(S):</b> <b>CODE SECTION 005-080</b> WORK WITHOUT PERMIT, FILLING WITHOUT APPROVAL OR PERMIT</p>	<p><b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 06/10/2020. NOTICE OF HEARING ISSUED ON 06/23/2020 TO APPEAR ON 08/04/2020 HEARING.</p> <p>GIVEN UNTIL 08/18/2020 (15 DAYS) TO OBTAIN LEVEL 1 PERMIT OR A FINE OF \$150.00 PER DAY WILL BE APPLIED AFTER THAT DATE. AND</p>

			MUST APPEAR ON 09/01/2020 FOR HEARING.
2.8	<b>CASE 2020-178</b>	<p><b>OWNER(S):</b> SNAPP, BRANDON JAMES  <b>ADDRESS:</b> 5580 SW 188<sup>TH</sup> AVE  <b>FOLIO:</b> 5039 36 05 0260</p> <p><b>VIOLATION(S):</b> <b>CODE SECT. 005-080</b>  WORK WITHOUT PERMIT, FILLING WITHOUT APROVAL OR PERMIT</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 06/15/2020.</p> <p>NOTICE OF HEARING ISSUED ON 06/25/2020 TO APPEAR ON 08/04/2020 FOR HEARING.</p> <p>GIVEN UNTIL 08/18/2020 (15 DAYS) TO OBTAIN LEVEL 1 PERMIT OR A FINE OF \$150.00 PER DAY WILL BE APPLIED AFTER THAT DATE. AND MUST APPEAR ON 09/01/2020 FOR HEARING.</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>
2.9	<b>CASE 2020-201</b>	<p><b>OWNER(S):</b> SPASIC, ZORAN DELGADO SPASIC, YARA  <b>ADDRESS:</b> 14571 MUSTANG TRAIL  <b>FOLIO:</b> 5140 03 10 0010</p> <p><b>VIOLATION(S):</b> <b>FL. STATUTE 823.01</b>  ALL NUISANCES THAT TEND TO ANNOY THE COMMUNITY, INJURE THE HEALTH OF THE CITIZENS IN GENERAL, OR CORRUPT THE PUBLIC MORALS ARE MISDEMEANORS OF THE SECOND DEGREE. TO WIT, THE USE OF VIBRATONE HORN INDUSTRIAL ALARMS ON PROPERTY.</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 06/23/2020.</p> <p>NOTICE OF HEARING ISSUED ON 07/21/2020 TO APPEAR ON 08/04/2020 FOR HEARING.</p> <p>FOUND IN VIOLATION;  \$5,000.00 FINE WILL BE APPLIED EACH TIME THE HORN IS SOUNDED.</p> <p><b>Horn used on following date and time:</b>  <b>08/08/2020 at 5PM</b>  <b>08/08/2020 at 7:46PM</b>  <b>08/13/2020 at 5:11PM</b>  <b>08/19/2020 at 12:30PM</b>  <b>08/19/2020 at 1:20PM</b>  <b>08/19/2020 at 2:31PM</b>  <b>08/19/2020 at 6PM</b>  <b>08/19/2020 at 8:01 PM</b>  <b>08/26/2020 at 2:58 PM</b>  <b>08/26/2020 at 6:15 PM</b></p>

### 3. NEW CASES

<p><b>3.1</b></p>	<p><b>CASE 2020-169</b></p>	<p><b>OWNER(S):</b> WEEKLEY, TROY L JR H/E WEEKLEY, TROY L SR <b>ADDRESS:</b> 5030 SW 201 TER <b>FOLIO:</b> 5039 35 05 0400</p> <p><b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080 (A)</b> 1) WORK WITHOUT A PERMIT <b>TSWR CODE SEC. 045-030 (F)(3)</b> 2) EXCESSIVE ANIMALS</p>	<p><b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 06/10/2020.</p> <p>NOTICE OF HEARING ISSUED ON 8/17/2020 TO APPEAR ON 09/01/2020 FOR HEARING.</p>
<p><b>3.2</b></p>	<p><b>CASE 2020-220</b></p>	<p><b>OWNER(S):</b> WILLIAMS, JOLI C <b>ADDRESS:</b> 5010 SW 199 AVE <b>FOLIO:</b> 5039 35 04 0210</p> <p><b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080 (A)</b> 1) WORK WITHOUT A PERMIT</p>	<p><b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 06/29/2020.</p> <p>NOTICE OF HEARING ISSUED ON 08/18/2020 TO APPEAR ON 09/01/2020 FOR HEARING.</p>
<p><b>3.3</b></p>	<p><b>CASE 2020-251</b></p>	<p><b>OWNER(S):</b> ZAMORA, ENRIQUE <b>ADDRESS:</b> 15910 SW 51 MNR <b>FOLIO:</b> 5040 33 14 0010</p> <p><b>VIOLATION(S):</b> <b>TSWR CODE SEC. 020-040</b> 1) FAILURE TO MAINTAIN PROPERTY.</p>	<p><b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 07/23/2020.</p> <p>NOTICE OF HEARING ISSUED ON 08/18/202 TO APPEAR ON</p>

			09/01/2020 FOR HEARING.
3.4	<b>CASE 2020-252</b>	<b>OWNER(S):</b> VILAFRANCA, B M & ARNALDO III <b>ADDRESS:</b> 5920 SW 195 <sup>TH</sup> TER <b>FOLIO:</b> 5039 36 07 0280  <b>VIOLATION(S):</b> <b>TOWN OF SWR CODE SEC. 005-270</b> A TOWN PERMIT IS REQUIRED FOR ANY USE OF ANY RIGHT OF WAY AND /OR SWALES THAT INVOLVES PLACEMENT OF ANY OBJECT OR TO GROW OR STORE PLANTS. TO WIT, FENCE IS IN THE TOWN RIGHT OF WAY.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 07/27/2020.  NOTICE OF HEARING ISSUED ON 08/18/2020 TO APPEAR ON 09/01/2020 FOR HEARING.
3.5	<b>CASE 2020- 254</b>	<b>OWNER(S):</b> HERNANDEZ, JOSE ALBERTO H/E GARCIA, JORGE <b>ADDRESS:</b> 4900 SW 167 AVE <b>FOLIO:</b> 5040 32 02 0089  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080(A), 045-030(G)(3)</b>  1) WORK WITHOUT A PERMIT. TO WIT, A SLAB, PVC FENCE AND COVERED TERRACE WERE BUILT WITHOUT PERMITS. 2) 2-USING GARAGE AS A GUEST HOUSE/ FOR LIVING PURPOSES.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 07/30/2020.  NOTICE OF HEARING ISSUED ON 08/18/2020 TO APPEAR ON 09/01/2020 FOR HEARING.
3.6	<b>CASE 2019 – 713</b>	<b>OWNER(S):</b> <b>ADDRESS:</b> <b>FOLIO:</b>  <b>VIOLATION(S):</b> 1)	<b>STATUS:</b>
3.7	<b>CASE 2019 - 714</b>	<b>OWNER(S):</b> <b>ADDRESS:</b> <b>FOLIO:</b>  <b>VIOLATION(S):</b> 1)	<b>STATUS:</b>
3.8	<b>CASE 2020 - 008</b>	<b>OWNER(S):</b> <b>ADDRESS:</b> <b>FOLIO:</b>  <b>VIOLATION(S):</b>	<b>STATUS:</b> .

4. CITATIONS

<p><b>4.1</b></p>	<p><b>CASE 2020A-143</b></p>	<p><b>OWNER(S):</b> AWAN, RUKHASANA  <b>ADDRESS:</b> 7101 SW 127<sup>TH</sup> AVE  <b>FOLIO:</b> 5140 02 01 0403</p> <p><b>VIOLATION(S): TSWR CODE SEC. 7-3(A)</b>            1) FALSE ALARM IN EXCESS OF (2)            1<sup>ST</sup> FALSE ALARM ON 1/05/2020, 2<sup>ND</sup> FALSE            ALARM ON 4/17/2020, 3<sup>RD</sup> FALSE ALARM ON            7/07/2020.</p>	<p><b>STATUS:</b>            NOTICE OF VIOLATION            ISSUED ON 05/28/2020</p> <p>CIVIL VIOLATION NOTICE            ISSUED ON 08/05/2020</p> <p>NOTICE OF HEARING ISSUED            ON 08/18/2020 TO APPEAR ON            09/01/2020 FOR HEARING.</p> <p><b>PAID PRIOR TO HEARING</b></p>
<p><b>4.2</b></p>	<p><b>CASE 2020A-147</b></p>	<p><b>OWNER(S):</b> IGLESIA CRISTIANA SENALES DE            VIDA INC  <b>ADDRESS:</b> 20850 GRIFFIN ROAD  <b>FOLIO:</b> 5039 27 03 0010</p> <p><b>VIOLATION(S): TSWR CODE SEC. 7-3(A)</b>            FALSE ALARM IN EXCESS OF (2)            1<sup>ST</sup> FALSE ALARM ON 3/07/2020, 2<sup>ND</sup> FALSE            ALARM ON 5/19/2020, 3<sup>RD</sup> FALSE ALARM ON            7/16/2020.</p>	<p><b>STATUS:</b>            NOTICE OF VIOLATION            ISSUED ON 06/03/2020</p> <p>CIVIL VIOLATION NOTICE            ISSUED ON 08/05/2020</p> <p>NOTICE OF HEARING ISSUED            ON 08/18/2020 TO APPEAR ON            09/01/2020 FOR HEARING.</p>
<p><b>4.3</b></p>	<p><b>CASE 2020A-225</b></p>	<p><b>OWNER(S):</b> RANCHES AUTO CARE &amp; TIRE INC            % BRIDGESTONE FIRESTONE/TAX  <b>ADDRESS:</b> 6500 DYKES ROAD  <b>FOLIO:</b> 5140 04 13 0013</p>	<p><b>STATUS:</b>            NOTICE OF VIOLATION            ISSUED ON 07/07/2020</p>

		<b>VIOLATION(S): TSWR CODE SEC. 7-3(A)</b> FALSE ALARM IN EXCESS OF (2) 1 <sup>ST</sup> FALSE ALARM ON 6/6/2020, 2 <sup>ND</sup> FALSE ALARM ON 6/15/2020, 3 <sup>RD</sup> FALSE ALARM ON 7/05/2020	CIVIL VIOLATION NOTICE ISSUED ON 08/05/2020  NOTICE OF HEARING ISSUED ON 08/18/2020 TO APPEAR ON 09/01/2020 FOR HEARING.
4.4	<b>CASE</b> <b>2020A-226</b>	<b>OWNER(S):</b> 13441 MUSTANG LLC <b>ADDRESS:</b> 13441 MUSTANG TRAIL <b>FOLIO:</b> 5140 02 01 0335  <b>VIOLATION(S): TSWR CODE SEC. 7-3(A)</b> 1) FALSE ALARM IN EXCESS OF (2) 1 <sup>ST</sup> FALSE ALARM ON 5/10/2020, 2 <sup>ND</sup> FALSE ALARM ON 6/09/2020, 3 <sup>RD</sup> FALSE ALARM ON 7/20/2020	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 07/07/2020  CIVIL VIOLATION NOTICE ISSUED ON 08/05/2020  NOTICE OF HEARING ISSUED ON 08/18/2020 TO APPEAR ON 09/01/2020 FOR HEARING.

**5. REPEAT VIOLATIONS:**

5.1	<b>CASE</b> <b>2019 – 481</b>	<b>OWNER(S)</b> <b>ADDRESS:</b> <b>FOLIO:</b>  <b>VIOLATION(S):</b> 1)	<b>STATUS:</b>
5.2	<b>2016 – 595</b>	<b>OWNER(S):</b> <b>ADDRESS:</b> <b>FOLIO:</b>  <b>VIOLATION(S):</b>	<b>STATUS:</b>



**6. RE-HEARINGS:**

<b>6.1</b>	<b>CASE</b>	<b>OWNER(S):</b> <b>ADDRESS:</b> <b>FOLIO:</b>  <b>VIOLATION(S):</b> 1)	<b>STATUS:</b>
------------	-------------	--	----------------

**7. FORECLOSURE REQUESTS**

<b>7.1</b>	<b>CASE</b>	<b>OWNER(S):</b> <b>ADDRESS:</b> <b>FOLIO:</b>  <b>VIOLATION(S):</b> 1)	<b>STATUS:</b>
------------	-------------	--	----------------

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).