

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 01ST , 2020
9:00 A.M.**

1. CALL SESSION TO ORDER

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

2.1	CASE 2019-057	<p>OWNER(S): SPASIC, ZORAN DELGADO ADDRESS: 14571 MUSTANG TRAIL FOLIO: 5140 03 10 0010</p> <p>VIOLATION(S): CODE SEC. 095-030(C) OUTDOOR LIGHTING RESULTING IN GLARE ONTO ADJACENT PROPERTIES/ STREETS.</p>	<p>STATUS: 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>SPECIAL MAGISTRATE SUGGESTED FOR THIS CASE FS784.048(STALKING). FOUND IN VIOLATION; 18X\$250.00= \$4,500.00 + \$150.00 ADMINISTRATIVE FEE</p>
2.2	CASE 2020-007	<p>OWNER(S): WEEKLEY BROS LEASING LTD ADDRESS: SW 210TH TERRACE FOLIO: 5039 34 14 0010</p> <p>VIOLATION(S): TSWR CODE SEC. 045-030(C), 045-050, 045-060 1) COMMERCIAL VEHICLES AND/ OR EQUIPMENT BEING STORED ON PROPERTY.</p>	<p>STATUS: 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 31ST TO COMPLY (90 DAYS) OR MUST APPEAR AT THE SEPTEMBER 1ST HEARING. A FINE OF \$150 PER DAY WILL BE IMPOSED AFTER</p>

			<p>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> <p>AMENDED FINAL ORDER TO COMPLY BY 11/02/2020 (60 DAY EXTENSION) OR TO APPEAR FOR HEARING ON 11/03/2020 IF NOT IN COMPLIANCE.</p>
2.3	<p>CASE 2020-080</p>	<p>OWNER(S): DOPAZO, ARTURO DOPAZO, JACKELINE ADDRESS: 14011 LURAY ROAD FOLIO: 5140 03 01 0170</p> <p>VIOLATION(S): CODE SECTION 005-080 (A)- WORK WITHOUT A PERMIT</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 03/26/20. NOTICE OF HEARING ISSUED ON 04/17/20 TO APPEAR ON 05/05/20 HEARING.</p> <p>AMENDED FINAL ORDER PREVIOUSLY ISSUED, TO CORRECT VIOLATION BY 08/03/20 AND TO APPEAR AT THE 08/04/20 IF NOT IN COMPLIANCE.</p> <p>ADMITTED TO VIOLATION: GIVEN UNTIL 08/31/2020 TO DEMOLISH THE STRUCTURE.</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> <p>AMENDED FINAL ORDER TO COMPLY BY 10/05/2020 (30 DAY EXTENSION) OR TO APPEAR FOR HEARING ON 10/06/2020 IF NOT IN COMPLIANCE.</p> <p>FINAL ORDER \$150.00 PER DAY AND WAVE ADMINISTRATIVE FEE.</p>
2.4	<p>CASE 2020-094</p>	<p>OWNER(S): KNIGHT, BRANDON % KNIGHT MANAGEMENT GROUP ADDRESS: 16700 STRATFORD COURT FOLIO: 5040 32 16 0240</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 4/21/20. NOTICE OF HEARING ISSUED ON</p>

		<p>VIOLATION(S): CODE SECTION 095-030 (C) – OUTDOOR LIGHTING RESULTING IN GLARE ONTO ADJACENT PROPERTIES.</p>	<p>05/22/20 TO APPEAR ON 06/02/20 HEARING.</p> <p>FOUND IN VIOLATION. GIVEN UNTIL JULY 06TH (30 DAYS) TO COMPLY OR MUST APPEAR AT THE JULY 07TH HEARING. A FINE OF \$150 PER DAY WILL BE IMPOSED AFTER THIS DATE.</p> <p>ADMITTED TO VIOLATION. GIVEN UNTIL AUGUST 03RD 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.</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> <p>COMPLIED PRIOR TO HEARING.</p>
2.5	<p>CASE 2020-098</p>	<p>OWNER(S): CALLAGHAN, STEPHEN CALLAGHAN, SHOBHNA ADDRESS: 6410 SW 130TH AVE FOLIO: 5140 02 01 0170</p> <p>VIOLATION(S): CODE SEC 005-080(A) TWO-STORY STRUCTURE PLACED ON PROPERTY WITHOUT APPROVAL OR PERMITS.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 4/23/2020.</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> <p>AMENDED FINAL ORDER TO COMPLY BY 10/05/2020 (30</p>

			DAY EXTENSION) OR TO APPEAR FOR HEARING ON 10/06/2020 IF NOT IN COMPLIANCE.
2.6	CASE 2020-133	<p>OWNER(S): AGUERA, ANA AGUERA, CARLOS ADDRESS: 20221 SW 48 PLACE FOLIO: 5039 35 03 0560</p> <p>VIOLATION(S): CODE SECTION 008-080 (A) 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>STATUS: 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 3RD (30 DAYS) OR MUST APPEAR AT THE AUGUST 1ST 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> <p>AMENDED FINAL ORDER TO COMPLY BY 10/05/2020 (30 DAY EXTENSION) OR TO APPEAR FOR HEARING ON 10/06/2020 IF NOT IN COMPLIANCE.</p>
2.7	CASE 2020-170	<p>OWNER(S): COLON ENRIQUE SR & SONNIA COLON, ENRIQUE JR ADDRESS: 4810 SW 188TH AVE FOLIO: 5039 25 03 0200</p> <p>VIOLATION(S): CODE SECTION 005-080 WORK WITHOUT PERMIT, FILLING WITHOUT APPROVAL OR PERMIT</p>	<p>STATUS: 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 MUST APPEAR ON 09/01/2020 FOR HEARING.</p> <p>AMENDED FINAL ORDER TO COMPLY BY 10/05/2020 (30 DAY EXTENSION) OR TO</p>

			APPEAR FOR HEARING ON 10/06/2020 IF NOT IN COMPLIANCE.
2.8	CASE 2020-178	<p>OWNER(S): SNAPP, BRANDON JAMES ADDRESS: 5580 SW 188TH AVE FOLIO: 5039 36 05 0260</p> <p>VIOLATION(S): CODE SECT. 005-080 WORK WITHOUT PERMIT, FILLING WITHOUT APROVAL OR PERMIT</p>	<p>STATUS: 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>COMPLIED PRIOR TO HEARING.</p>
2.9	CASE 2020-201	<p>OWNER(S): SPASIC, ZORAN DELGADO SPASIC, YARA ADDRESS: 14571 MUSTANG TRAIL FOLIO: 5140 03 10 0010</p> <p>VIOLATION(S): FL. STATUTE 823.01 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>STATUS: 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>Horn used on following date and time: 08/08/2020 at 5PM 08/08/2020 at 7:46PM 08/13/2020 at 5:11PM 08/19/2020 at 12:30PM 08/19/2020 at 1:20PM 08/19/2020 at 2:31PM 08/19/2020 at 6PM 08/19/2020 at 8:01 PM 08/26/2020 at 2:58 PM 08/26/2020 at 6:15 PM</p> <p>FOUND IN VIOLATION; 10X \$5,000.00= \$50,000.00 + \$150.00 Administrative fee.</p>

3. NEW CASES

<p>3.1</p>	<p>CASE 2020-169</p>	<p>OWNER(S): WEEKLEY, TROY L JR H/E WEEKLEY, TROY L SR ADDRESS: 5030 SW 201 TER FOLIO: 5039 35 05 0400</p> <p>VIOLATION(S): TSWR CODE SEC. 005-080 (A) 1) WORK WITHOUT A PERMIT TSWR CODE SEC. 045-030 (F)(3) 2) EXCESSIVE ANIMALS</p>	<p>STATUS: 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>ADMITTS TO VIOLATION; AMENDED FINAL ORDER TO COMPLY BY 11/02/2020 (60 DAY EXTENSION) OR TO APPEAR FOR HEARING ON 11/03/2020 IF NOT IN COMPLIANCE. FINAL ORDER \$150.00 PER DAY AND WAVE</p>
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3.2	CASE 2020-220	<p>OWNER(S): WILLIAMS, JOLI C ADDRESS: 5010 SW 199 AVE FOLIO: 5039 35 04 0210</p> <p>VIOLATION(S): TSWR CODE SEC. 005-080 (A) 1) WORK WITHOUT A PERMIT</p>	<p>ADMINISTRATIVE FEE.</p> <p>STATUS: 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>ADMITTS TO VIOLATION; AMENDED FINAL ORDER TO COMPLY BY 10/05/2020(30 DAY EXTENSION) OR TO APPEAR ON 10/06/2020 FOR HEARING. FINAL ORDER \$150.00 PER DAY AND WAVE ADMINISTRATIVE FEE.</p>
3.3	CASE 2020-251	<p>OWNER(S): ZAMORA, ENRIQUE ADDRESS: 15910 SW 51 MNR FOLIO: 5040 33 14 0010</p> <p>VIOLATION(S): TSWR CODE SEC. 020-040 1) FAILURE TO MAINTAIN PROPERTY.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 07/23/2020.</p> <p>NOTICE OF HEARING ISSUED ON 08/18/2020 TO APPEAR ON 09/01/2020 FOR HEARING.</p> <p>COMPLIED PRIOR TO HEARING.</p>
3.4	CASE 2020-252	<p>OWNER(S): VILAFRANCA, B M & ARNALDO III ADDRESS: 5920 SW 195TH TER FOLIO: 5039 36 07 0280</p> <p>VIOLATION(S): TOWN OF SWR CODE SEC. 005-270 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.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 07/27/2020.</p> <p>NOTICE OF HEARING ISSUED ON 08/18/2020 TO APPEAR ON 09/01/2020 FOR HEARING.</p> <p>COMPLIED PRIOR TO HEARING.</p>
3.5	CASE 2020- 254	<p>OWNER(S): HERNANDEZ, JOSE ALBERTO H/E GARCIA, JORGE ADDRESS: 4900 SW 167 AVE FOLIO: 5040 32 02 0089</p> <p>VIOLATION(S): TSWR CODE SEC. 005-080(A), 045-030(G)(3) 1) WORK WITHOUT A PERMIT. TO WIT, A</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 07/30/2020.</p> <p>NOTICE OF HEARING ISSUED ON 08/18/2020 TO APPEAR ON 09/01/2020 FOR HEARING.</p> <p>AMENDED FINAL ORDER TO</p>

		<p>SLAB, PVC FENCE AND COVERED TERRACE WERE BUILT WITHOUT PERMITS.</p> <p>2) 2-USING GARAGE AS A GUEST HOUSE/ FOR LIVING PURPOSES.</p>	<p>COMPLY BY 10/05/2020(30 DAY EXTENSION) OR TO APPEAR ON 10/06/2020 FOR HEARING.</p>
3.6	<p>CASE 2019 – 713</p>	<p>OWNER(S): ADDRESS: FOLIO:</p> <p>VIOLATION(S): 1)</p>	<p>STATUS:</p>
3.7	<p>CASE 2019 - 714</p>	<p>OWNER(S): ADDRESS: FOLIO:</p> <p>VIOLATION(S): 1)</p>	<p>STATUS:</p>
3.8	<p>CASE 2020 - 008</p>	<p>OWNER(S): ADDRESS: FOLIO:</p> <p>VIOLATION(S):</p>	<p>STATUS: .</p>

4. CITATIONS

4.1	CASE 2020A-143	OWNER(S): AWAN, RUKHASANA ADDRESS: 7101 SW 127 TH AVE FOLIO: 5140 02 01 0403 VIOLATION(S): TSWR CODE SEC. 7-3(A) 1) FALSE ALARM IN EXCESS OF (2) 1 ST FALSE ALARM ON 1/05/2020, 2 ND FALSE ALARM ON 4/17/2020, 3 RD FALSE ALARM ON 7/07/2020.	STATUS: NOTICE OF VIOLATION ISSUED ON 05/28/2020 CIVIL VIOLATION NOTICE ISSUED ON 08/05/2020 NOTICE OF HEARING ISSUED ON 08/18/2020 TO APPEAR ON 09/01/2020 FOR HEARING. PAID PRIOR TO HEARING
4.2	CASE 2020A-147	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA INC ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S): TSWR CODE SEC. 7-3(A) FALSE ALARM IN EXCESS OF (2) 1 ST FALSE ALARM ON 3/07/2020, 2 ND FALSE ALARM ON 5/19/2020, 3 RD FALSE ALARM ON 7/16/2020.	STATUS: NOTICE OF VIOLATION ISSUED ON 06/03/2020 CIVIL VIOLATION NOTICE ISSUED ON 08/05/2020 NOTICE OF HEARING ISSUED ON 08/18/2020 TO APPEAR ON 09/01/2020 FOR HEARING. PAID PRIOR TO HEARING.
4.3	CASE 2020A-225	OWNER(S): RANCHES AUTO CARE & TIRE INC % BRIDGESTONE FIRESTONE/TAX ADDRESS: 6500 DYKES ROAD FOLIO: 5140 04 13 0013 VIOLATION(S): TSWR CODE SEC. 7-3(A) FALSE ALARM IN EXCESS OF (2) 1 ST FALSE ALARM ON 6/6/2020, 2 ND FALSE ALARM ON 6/15/2020, 3 RD FALSE ALARM ON 7/05/2020	STATUS: 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. FINAL ORDER IMPOSED \$50.00 FINE + \$150.00 ADMINISTRATIVE FEE.
4.4	CASE 2020A-226	OWNER(S): 13441 MUSTANG LLC ADDRESS: 13441 MUSTANG TRAIL FOLIO: 5140 02 01 0335 VIOLATION(S): TSWR CODE SEC. 7-3(A) 1) FALSE ALARM IN EXCESS OF (2) 1 ST FALSE ALARM ON 5/10/2020, 2 ND FALSE ALARM ON 6/09/2020, 3 RD FALSE ALARM ON 7/20/2020	STATUS: 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. FINAL ORDER IMPOSED \$50.00 FINE + \$150.00

			ADMINISTRATIVE FEE.

5. REPEAT VIOLATIONS:

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

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).