

Town of Southwest Ranches
Code Compliance Division
13400 Griffin Road
Southwest Ranches, FL 33330
Phone (954) 434-0008
Fax (954) 434-1490

SPECIAL MAGISTRATE MINUTES
JULY 7th, 2020
9:00 A.M.

1. **CALL SESSION TO ORDER**
2. **NON-COMPLIANCE CASE(S) & IMPOSITION OF PENALTY/LIEN**

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| 2.1 | CASE 2020-071 | OWNER(S): PETERSON, DOUGLAS G & TAMARA ADDRESS: 19000 SW 54 PL FOLIO: 5039 36 10 0340 VIOLATION(S): 1) BC CODE SECTION 4-8 (B)(1) – ALLOWING DOG TO HABITUALLY BARK, WINE OR HOWL RESULTING IN A SERIOUS NUISANCE TO NEIGHBORS. | STATUS NOTICE OF VIOLATION ISSUED ON 03/18/20. NOTICE OF HEARING ISSUED ON 05/19/20 TO APPEAR ON 06/02/20 HEARING. CASE WILL BE TAKEN UNDER ADVISEMENT BY THE SPECIAL MAGISTRATE. A VISIT TO THE COMPLAINT’S HOME WILL BE MADE IN ORDER TO DETERMINE NUISANCE. ORDER OF DISMISSAL. THIS MATTER IS DISMISSED AS THE UNDERSIGNED DOES NOT FIND THAT THE TOWN HAS PROVEN THAT THE COMPLIANT CONSTITUTES A NUISANCE. |
| 2.2 | CASE 2020-091 | OWNER(S): MARTIN, DAYANNA H MARTIN, NELSON F ADDRESS: 18900 SW 49 ST FOLIO: 5039 36 10 0010 VIOLATION(S): 1) CODE SECTION 005-080(A) – FILLING/ GRADING WITHOUT A PERMIT. | STATUS NOTICE OF VIOLATION ISSUED ON 04/16/20. NOTICE OF HEARING ISSUED ON 05/19/20 TO APPEAR ON 06/02/20 HEARING. ADMITTED TO VIOLATION GIVEN UNTIL JUNE 17 TH (15 DAYS) TO COMPLY OR MUST APPEAR AT JULY 07 TH HEARING. FINE OF \$150 PER DAY WILL BE IMPOSED AFTER THIS DATE. COMPLY PRIOR TO HEARING. |

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| 2.3 | CASE 2020-092 | OWNER(S): ADLER HOLDINGS LLC ADDRESS: 6951 SW 170 AVE FOLIO: 5139 01 01 0021 VIOLATION(S): 1) CODE SECTION 020-040 – FAILURE TO MAINTAIN PROPERTY; HIGH LARGE PILES OF MULCH. | STATUS: NOTICE OF VIOLATION ISSUED ON 4/17/20. NOTICE OF HEARING ISSUED ON 05/20/20 TO APPEAR ON 06/02/20 HEARING. FOUND IN VIOLATION. GIVEN UNTIL JULY 06 TH (30 DAYS) TO COMPLY OR MUST APPEAR AT THE JULY 07 TH HEARING. A FINE OF \$250 PER DAY WILL BE IMPOSED AFTER THIS DATE. COMPLY PRIOR TO HEARING |
| 2.4 | CASE 2020-094 | OWNER(S): KNIGHT, BRANDON % KNIGHT MANAGEMENT GROUP ADDRESS: 16700 STRATFORD COURT FOLIO: 5040 32 16 0240 VIOLATION(S): CODE SECTION 095-030 (C) – OUTDOOR LIGHTING RESULTING IN GLARE ONTO ADJACENT PROPERTIES. | STATUS: 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 TH (30 DAYS) TO COMPLY OR MUST APPEAR AT THE JULY 07 TH HEARING. A FINE OF \$150 PER DAY WILL BE IMPOSED AFTER THIS DATE. 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. |
| 2.5 | CASE 2020-095 | OWNER(S): COLLINS, JESSICA COLLINS, JONATHAN A ADDRESS: 6465 SW 178 AVE FOLIO: 5140 06 16 0010 VIOLATION(S): CODE SECTION 005-080(A) – FILLING/ GRADING WITHOUT A PERMIT. | STATUS: NOTICE OF VIOLATION ISSUED ON 4/22/20. NOTICE OF HEARING ISSUED ON 05/19/20 TO APPEAR ON 06/02/20 HEARING. ADMITTED TO VIOLATION. GIVEN UNTIL JULY 06 TH (30 DAYS) TO COMPLY OR MUST APPEAR AT JULY 07 TH HEARING. A FINE OF \$150 PER DAY WILL BE IMPOSED AFTER THIS DATE. COMPLY PRIOR TO |

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| 2.6 | CASE 2020-099 | <p>OWNER(S): DAVIS MEGAN H & VONTAE O ADDRESS: 6051 SW 178 AVE FOLIO: 5140 06 13 0100</p> <p>VIOLATION(S): CODE SECTION 095-030 (C) - OUTDOOR LIGHTING RESULTING IN GLARE ONTO ADJACENT PROPERTIES.</p> | <p>HEARING.</p> <p>STATUS: NOTICE OF VIOLATION ISSUED ON 4/23/20. NOTICE OF HEARING ISSUED ON 05/22/20 TO APPEAR ON 06/02/20 HEARING.</p> <p>CONTESTED VIOLATION. GIVEN UNTIL JUNE 17TH(15 DAYS) TO COMPLY OR MUST APPEAR AT THE JULY 07TH HEARING. A FINE OF \$150 PER DAY WILL IMPOSED AFTER THIS DATE.</p> <p>COMPLY PRIOR TO HEARING</p> |
| 2.7 | CASE 2020-111 | <p>OWNER(S): GARAJ, MOHAMED F & ZEENA F GARAJ, TAARIK ADDRESS: 17401 SW 54 ST FOLIO: 5040 31 01 0048</p> <p>VIOLATION(S): CODE SECTION 005-080 (A) IT IS UNLAWFUL TO BUILD, ERECT OR ALTER BUILDING OR STRUCTURES WITHOUT A PERMIT IT IS UNLAWFUL TO FILL, GRADE OR ALTER LAND WITHOUT A PERMIT</p> | <p>STATUS: NOTICE OF VIOLATION ISSUED ON 4/27/20. NOTICE OF HEARING ISSUED ON 05/19/20 TO APPEAR ON 06/02/20 HEARING.</p> <p>COMPLIED PRIOR TO HEARING</p> |
| 2.8 | CASE 2020-130 | <p>OWNER(S): LOPEZ, MONICA MICOLTA, LUCIO ADDRESS: 5131 SW 195 TERR FOLIO: 5039 36 01 0118</p> <p>VIOLATION(S): CODE SECTION 005-080(A) – FILLING/ GRADING WITHOUT A PERMIT.</p> | <p>STATUS: NOTICE OF VIOLATION ISSUED ON 5/07/20. NOTICE OF HEARING ISSUED ON 05/19/20 TO APPEAR ON 06/02/20 HEARING.</p> <p>ADMITTED TO 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>COMPLIED PRIOR TO HEARING</p> |

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| 2.9 | CASE 2019-704 | <p>OWNER(S): BLACK PEARL INVESTMENT LLC ADDRESS: 7010 SW 173 WAY FOLIO: 5140 06 04 0061</p> <p>VIOLATION(S):</p> <p>1) CODE SECTION 005 – 080(A) – WORK DONE WITHOUT APPROVAL OR PERMIT. CONSTRUCTION OF ROOFED STRUCTURE.</p> <p>2) CODE SECTION 005 – 080(A) – WORK DONE WITHOUT APPROVAL OR PERMIT. INSTALLATION OF GATE.</p> | <p>STATUS: ADMITTED VIOLATION. GIVEN 30 DAYS OR BY 03/02/20 TO COMPLY OR A FINE IN THE AMOUNT OF \$150 PER VIOLATION, PER DAY UNTIL COMPLIANCE AND TO APPEAR AT THE 03/03/20 IMPOSITION HEARING IF NOT IN COMPLIANCE.</p> <p>AMENDED FINAL ORDER PREVIOUSLY ISSUED, TO CORRECT THE VIOLATION BY 07/06/2020 AND TO APPEAR AT THE 07/07/2020 HEARING IF NOT IN COMPLIANCE.</p> <p>COMPLY PRIOR TO HEARING.</p> |
| 2.10 | CASE 2020-004 | <p>OWNER(S): GAIS, ANGELO ADDRESS: 5200 SW 210 TER FOLIO: 5039 34 01 01 0150</p> <p>VIOLATION(S):</p> <p>1) CODE SECTIONS 045-030(C)(4), 045-050, 045-060 COMMERCIAL VEHICLES AND EQUIPMENT BEING STORED ON PROPERTY.</p> | <p>STATUS FOUND IN VIOLATION, GIVEN 60 DAYS TO COMPLY OR BY 05/04/2020 OR A FINE IN THE AMOUNT OF \$150.00 A DAY IF NOT IN COMPLIANCE. TO APPEAR AT THE 05/05/2020 IMPOSITION HEARING IF NOT IN COMPLIANCE. NO ADMINISTRATIVE FEE.</p> <p>AMENDED FINAL ORDER PREVIOUSLY ISSUED, TO CORRECT THE VIOLATION BY 07/06/2020 AND TO APPEAR AT THE 07/07/2020 IF NOT IN COMPLIANCE.</p> <p>COMPLY PRIOR TO HEARING</p> |
| 2.11 | CASE 2020-078 | <p>OWNER(S): HUANG, XIANG ADDRESS: 18180 SW 66 COURT FOLIO: 5140 06 03 0013</p> <p>VIOLATION(S):</p> <p>1) CODE SECTION 005-080(A) – BUILDING, STRUCTURE OR LAND WITHOUT A PERMIT.</p> | <p>STATUS NOTICE OF VIOLATION ISSUED ON 3/25/20. NOTICE OF HEARING ISSUED ON 04/16/20 TO APPEAR ON 05/05/20 HEARING.</p> <p>AMENDED FINAL ORDER PREVIOUSLY ISSUED, TO CORRECT THE VIOLATION BY 07/06/2020 AND TO APPEAR AT THE 07/07/2020 IF NOT IN COMPLIANCE.</p> <p>COMPLIANCE PRIOR TO HEARING</p> |

3. NEW CASES

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| <p>3.1</p> | <p>CASE 2020-133</p> | <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>ADMINISTRATIVE COST \$150.00</p> |
| <p>3.2</p> | <p>CASE 2020-141</p> | <p>OWNER(S): GRAVERAN INVESTMENT LLC ADDRESS: LURAY RD FOLIO: 5140 02 01 0186</p> <p>VIOLATION(S): CODE SECTION 020-040 (D) IT SHALL BE THE RESPONSIBILITY OF ALL OWNERS TO MAINTAIN PROPERTY AND KEEP FREE OF OVERGROWN VEGETATION AND ENCUMBERANCES. TO WIT, GRASS IS OVERGROWN IN ALL AREAS OF PROPERTY</p> | <p>STATUS: NOTICE OF VIOLATION ISSUED ON 5/18/20. NOTICE OF HEARING ISSUED ON 06/01/20 TO APPEAR ON 07/07/20 HEARING.</p> <p>COMPLIED PRIOR TO HEARING</p> |
| <p>3.3</p> | <p>CASE 2020-142</p> | <p>OWNER(S):HYATT, JACQUELINE BLUE ADDRESS: 4671 SW 128 AVE FOLIO: 5040 26 00 0210</p> <p>VIOLATION(S): CODE SECTION 045-030 (C)(1), 020-040 (C) PARKING AND STORING OF VEHICLES NOT REGISTERED TO THE PROPERTY IMPROPRER STORAGE OF JUNK VEHICLES</p> | <p>STATUS: NOTICE OF VIOLATION ISSUED ON 5/19/20. NOTICE OF HEARING ISSUED ON 06/01/20 TO APPEAR ON 07/07/20 HEARING.</p> <p>COMPLIED PRIOR TO HEARING</p> |

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| 3.4 | CASE 2020-176 | <p>OWNER(S): CHEHAB, MOSBAH A ADDRESS: 13201 OLD SHERIDAN STREET FOLIO: 5140 02 01 0360</p> <p>VIOLATION(S): GOVERNOR EXECUTIVE ORDER 20-87 PER THE GOVERNOR'S COVID-19 EMERGENCY MANAGEMENT ORDER, VACATION RENTALS ARE STRICTLY PROHIBITED.</p> | <p>STATUS: NOTICE OF HEARING ISSUED 06/12/2020 TO APPEAR ON 07/07/20 HEARING.</p> <p>CONTESTED TO VIOLATION; PENALTY FINE OF \$1,000.00 IMPOSED. ADMINISTRATIVE COST \$150.00.</p> |
| 3.5 | CASE 2020-149 | <p>OWNER(S): VIDAL, RUBEN ADDRESS: SW 61ST COURT FOLIO: 5140 06 09 0010</p> <p>VIOLATION(S): CODE SECT. 020-040 (B) (D) THE FOLLOWING IS CONSIDERED A PULIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION</p> | <p>STATUS NOTICE OF VIOLATION ISSUED 06/03/2020. NOTICE OF HEARING ISSUED 06/16/2020 TO APPEAR ON 07/07/2020 FOR HEARING.</p> <p>COMPLIED PRIOR TO HEARING</p> |
| 3.6 | CASE 2020-199 | <p>OWNER(S): SPASIC, ZORAN DELGADO SPASIC, YARA ADDRESS: 14571 MUSTANG TRL FOLIO: 5140 03 10 0010</p> <p>VIOLATION(S): CODE SECT. 27-2(5) IT IS CONSIDERED A PUBLIC NUISANCE AND DRAIN ON MUNICIPAL SERVICES WHEN ANY PROPERTY HAS ON MORE THEN THREE (3) OCCASIONS WITHIN A THIRTY DAY PERIOD, HAS BEEN FOUND TO BE A LOCATION INVOLVED IN REPEATED CALLS FOR POLICE, FIRE, EMS, OR CODE ENFORCEMENT SERVICES</p> | <p>STATUS NOTICE OF HEARING ISSUED 06/23/2020 TO APPEAR ON 07/07/2020 HEARING.</p> <p>FOUND IN VIOLATION; PENALTY FINE OF\$5,000.00 IMPOSED. ADMINISTRATIVE COST \$150.00.</p> |
| 3.7 | CASE 2020-200 | <p>OWNER(S): SPASIC, ZORAN DELGADO SPASIC, YARA ADDRESS: 14571 MUSTANG TRL FOLIO: 5140 03 10 0010</p> <p>VIOLATION(S): CODE SECT. 27-2(5) IT IS CONSIDERED A PUBLIC NUISANCE AND DRAIN ON MUNICIPAL SERVICES WHEN ANY PROPERTY HAS ON MORE THEN THREE (3) OCCASIONS WITHIN A THIRTY DAY PERIOD, HAS BEEN FOUND TO BE A LOCATION INVOLVED IN REPEATED CALLS FOR POLICE,</p> | <p>STATUS NOTICE OF HEARING ISSUED 06/23/2020 TO APPEAR ON 07/07/2020 HEARING.</p> <p>FOUND IN VIOLATION; PENALTY FINE OF\$5,000.00 IMPOSED. ADMINISTRATIVE COST \$150.00.</p> |

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| | | FIRE, EMS, OR CODE ENFORCEMENT SERVICES | |
| 3.8 | CASE 2020-150 | OWNER(S): SIGLER, ANGELICA M ADDRESS: 5760 SW 188TH AVE FOLIO: 5039 36 05 0110 VIOLATION(S): CODE SECT. 045-100(C) 1) SHED NOT MEETING 25FT SET BACK REQUIREMENT CODE SECT 005-080 2) WORKING OUTSIDE OF PURVIEW OF PERMIT FILLED IN DRAINAGE EASEMENT. | STATUS: NOTICE OF VIOLATION ISSUED ON 06/04/2020. NOTICE OF HEARING ISSUED ON 06/25/2020 TO APPEAR ON 07/07/2020 FOR HEARING. FOUND IN VIOLATION; 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. ADMINISTRATIVE COST \$150.00 |

4. **CITATIONS**

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| 4.1 | CASE 2019A - 269 | OWNER(S): ADDRESS: FOLIO: VIOLATION(S): 1) | STATUS: |
| 4.2 | CASE 2019A - 270 | OWNER(S): ADDRESS: FOLIO: VIOLATION(S): 1) | STATUS: |
| 4.3 | CASE 2019A - 274 | OWNER(S): ADDRESS: FOLIO: VIOLATION(S): 1) | STATUS: |

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| 4.4 | CASE 2019A - 491 | OWNER(S): ADDRESS: FOLIO: VIOLATION(S): 1) | STATUS: |
| 4.5 | CASE 2019A - 729 | OWNER(S): ADDRESS: FOLIO: VIOLATION(S): 1) | STATUS: |

5. REPEAT VIOLATIONS:

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| 5.1 | CASE | OWNER(S): ADDRESS: FOLIO: VIOLATION(S): | STATUS: |
| 5.2 | CASE | OWNER(S): ADDRESS: FOLIO: VIOLATION(S): | STATUS: |
| 5.3 | CASE | OWNER(S): ADDRESS: FOLIO: VIOLATION(S): | STATUS: |

6. RE-HEARINGS:

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

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| 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).