

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**  
**JULY 7th, 2020**  
**9:00 A.M.**

1. **CALL SESSION TO ORDER**

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

2.1	<b>CASE</b> <b>2020-071</b>	<b>OWNER(S):</b> PETERSON, DOUGLAS G & TAMARA <b>ADDRESS:</b> 19000 SW 54 PL <b>FOLIO:</b> 5039 36 10 0340  <b>VIOLATION(S):</b> 1) <b>BC CODE SECTION 4-8 (B)(1) –</b> ALLOWING DOG TO HABITUALLY BARK, WINE OR HOWL RESULTING IN A SERIOUS NUISANCE TO NEIGHBORS.	<b>STATUS</b> 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.  <b>ORDER OF DISMISSAL. THIS  MATTER IS DISMISSED AS  THE UNDERSIGNED DOES  NOT FIND THAT THE TOWN  HAS PROVEN THAT THE  COMPLIANT CONSTITUTES  A NUISANCE.</b>
2.2	<b>CASE</b> <b>2020-091</b>	<b>OWNER(S):</b> MARTIN, DAYANNA H MARTIN, NELSON F <b>ADDRESS:</b> 18900 SW 49 ST <b>FOLIO:</b> 5039 36 10 0010  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 005-080(A) –</b> FILLING/ GRADING WITHOUT A PERMIT.	<b>STATUS</b> 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 <sup>TH</sup> (15 DAYS) TO COMPLY OR MUST APPEAR AT JULY 07 <sup>TH</sup> HEARING. FINE OF \$150 PER DAY WILL BE IMPOSED AFTER THIS DATE.  <b>COMPLY PRIOR TO  HEARING.</b>

2.3	<b>CASE</b> <b>2020-092</b>	<b>OWNER(S):</b> ADLER HOLDINGS LLC <b>ADDRESS:</b> 6951 SW 170 AVE <b>FOLIO:</b> 5139 01 01 0021  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 020-040</b> – FAILURE TO MAINTAIN PROPERTY; HIGH LARGE PILES OF MULCH.	<b>STATUS:</b> 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 <sup>TH</sup> (30 DAYS) TO COMPLY OR MUST APPEAR AT THE JULY 07 <sup>TH</sup> HEARING. A FINE OF \$250 PER DAY WILL BE IMPOSED AFTER THIS DATE. <b>COMPLY PRIOR TO HEARING</b>
2.4	<b>CASE</b> <b>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.
2.5	<b>CASE</b> <b>2020-095</b>	<b>OWNER(S):</b> COLLINS, JESSICA COLLINS, JONATHAN A <b>ADDRESS:</b> 6465 SW 178 AVE <b>FOLIO:</b> 5140 06 16 0010  <b>VIOLATION(S):</b> <b>CODE SECTION 005-080(A)</b> – FILLING/ GRADING WITHOUT A PERMIT.	<b>STATUS:</b> 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 <sup>TH</sup> (30 DAYS) TO COMPLY OR MUST APPEAR AT JULY 07 <sup>TH</sup> HEARING. A FINE OF \$150 PER DAY WILL BE IMPOSED AFTER THIS DATE.  <b>COMPLY PRIOR TO HEARING.</b>
2.6	<b>CASE</b> <b>2020-099</b>	<b>OWNER(S):</b> DAVIS MEGAN H & VONTAE O <b>ADDRESS:</b> 6051 SW 178 AVE <b>FOLIO:</b> 5140 06 13 0100  <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 4/23/20. NOTICE OF HEARING ISSUED ON 05/22/20 TO APPEAR ON 06/02/20 HEARING.  CONTESTED VIOLATION. GIVEN UNTIL JUNE 17 <sup>TH</sup> (15 DAYS) TO COMPLY OR MUST APPEAR AT

			<p>THE JULY 07<sup>TH</sup> HEARING. A FINE OF \$150 PER DAY WILL IMPOSED AFTER THIS DATE.</p> <p><b>COMPLY PRIOR TO HEARING</b></p>
2.7	<b>CASE 2020-111</b>	<p><b>OWNER(S):</b> GARAJ, MOHAMED F &amp; ZEENA F GARAJ, TAARIK <b>ADDRESS:</b> 17401 SW 54 ST <b>FOLIO:</b> 5040 31 01 0048</p> <p><b>VIOLATION(S):</b> <b>CODE SECTION 005-080 (A)</b> 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><b>STATUS:</b> 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><b>COMPLIED PRIOR TO HEARING</b></p>
2.8	<b>CASE 2020-130</b>	<p><b>OWNER(S):</b> LOPEZ, MONICA MICOLTA, LUCIO <b>ADDRESS:</b> 5131 SW 195 TERR <b>FOLIO:</b> 5039 36 01 0118</p> <p><b>VIOLATION(S):</b> <b>CODE SECTION 005-080(A) – FILLING/ GRADING WITHOUT A PERMIT.</b></p>	<p><b>STATUS:</b> 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 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.</p> <p><b>COMPLIED PRIOR TO HEARING</b></p>
2.9	<b>CASE 2019-704</b>	<p><b>OWNER(S):</b> BLACK PEARL INVESTMENT LLC <b>ADDRESS:</b> 7010 SW 173 WAY <b>FOLIO:</b> 5140 06 04 0061</p> <p><b>VIOLATION(S):</b> 1) <b>CODE SECTION 005 – 080(A) –</b> WORK DONE WITHOUT APPROVAL OR PERMIT. CONSTRUCTION OF ROOFED STRUCTURE. 2) <b>CODE SECTION 005 – 080(A) –</b> WORK DONE WITHOUT APPROVAL OR PERMIT. INSTALLATION OF GATE.</p>	<p><b>STATUS:</b> 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>

2.10	CASE 2020-004	<p><b>OWNER(S):</b> GAIS, ANGELO  <b>ADDRESS:</b> 5200 SW 210 TER  <b>FOLIO:</b> 5039 34 01 01 0150</p> <p><b>VIOLATION(S):</b>  1) <b>CODE SECTIONS 045-030(C)(4), 045-050, 045-060</b> COMMERCIAL VEHICLES AND EQUIPMENT BEING STORED ON PROPERTY.</p>	<p><b>STATUS</b>  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><b>COMPLY PRIOR TO HEARING</b></p>
2.11	CASE 2020-078	<p><b>OWNER(S):</b> HUANG, XIANG  <b>ADDRESS:</b> 18180 SW 66 COURT  <b>FOLIO:</b> 5140 06 03 0013</p> <p><b>VIOLATION(S):</b>  1) <b>CODE SECTION 005-080(A) –</b> BUILDING, STRUCTURE OR LAND WITHOUT A PERMIT.</p>	<p><b>STATUS</b>  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><b>COMPLIANCE PRIOR TO HEARING</b></p>

### 3. NEW CASES

3.1	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>
-----	------------------	--	--

3.2	CASE 2020-141	<b>OWNER(S):</b> GRAVERAN INVESTMENT LLC <b>ADDRESS:</b> LURAY RD <b>FOLIO:</b> 5140 02 01 0186  <b>VIOLATION(S):</b> <b>CODE SECTION 020-040 (D)</b> 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	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 5/18/20. NOTICE OF HEARING ISSUED ON 06/01/20 TO APPEAR ON 07/07/20 HEARING.  <b>COMPLIED PRIOR TO HEARING</b>
3.3	CASE 2020-142	<b>OWNER(S):</b> HYATT, JACQUELINE BLUE <b>ADDRESS:</b> 4671 SW 128 AVE <b>FOLIO:</b> 5040 26 00 0210  <b>VIOLATION(S):</b> <b>CODE SECTION 045-030 (C)(1), 020-040 (C)</b> PARKING AND STORING OF VEHICLES NOT REGISTERED TO THE PROPERTY IMPROPRER STORAGE OF JUNK VEHICLES	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 5/19/20. NOTICE OF HEARING ISSUED ON 06/01/20 TO APPEAR ON 07/07/20 HEARING.  <b>COMPLIED PRIOR TO HEARING</b>
3.4	CASE 2020-176	<b>OWNER(S):</b> CHEHAB, MOSBAH A <b>ADDRESS:</b> 13201 OLD SHERIDAN STREET <b>FOLIO:</b> 5140 02 01 0360  <b>VIOLATION(S):</b> <b>GOVERNOR EXECUTIVE ORDER 20-87</b> PER THE GOVERNOR’S COVID-19 EMERGENCY MANAGEMENT ORDER, VACATION RENTALS ARE STRICTLY PROHIBITED.	<b>STATUS:</b> NOTICE OF HEARING ISSUED 06/12/2020 TO APPEAR ON 07/07/20 HEARING.
3.5	CASE 2020-149	<b>OWNER(S):</b> VIDAL, RUBEN <b>ADDRESS:</b> SW 61 <sup>ST</sup> COURT <b>FOLIO:</b> 5140 06 09 0010  <b>VIOLATION(S):</b> <b>CODE SECT. 020-040 (B) (D)</b> THE FOLLOWING IS CONSIDERED A PULIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION	<b>STATUS</b> NOTICE OF VIOLATION ISSUED 06/03/2020. NOTICE OF HEARING ISSUED 06/16/2020 TO APPEAR ON 07/07/2020 FOR HEARING.  <b>COMPLIED PRIOR TO HEARING</b>
3.6	CASE 2020-199	<b>OWNER(S):</b> SPASIC, ZORAN DELGADO SPASIC, YARA <b>ADDRESS:</b> 14571 MUSTANG TRL <b>FOLIO:</b> 5140 03 10 0010	<b>STATUS</b> NOTICE OF HEARING ISSUED 06/23/2020 TO APPEAR ON 07/07/2020 HEARING.

		<p><b>VIOLATION(S):</b>  <b>CODE SECT. 27-2(5)</b>  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>	
3.7	<p><b>CASE</b>  <b>2020-200</b></p>	<p><b>OWNER(S):</b> SPASIC, ZORAN DELGADO SPASIC, YARA</p> <p><b>ADDRESS:</b> 14571 MUSTANG TRL  <b>FOLIO:</b> 5140 03 10 0010</p> <p><b>VIOLATION(S):</b>  <b>CODE SECT. 27-2(5)</b>  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><b>STATUS</b>  NOTICE OF HEARING ISSUED 06/23/2020 TO APPEAR ON 07/07/2020 HEARING.</p>
3.8	<p><b>CASE</b>  <b>2020-150</b></p>	<p><b>OWNER(S):</b> SIGLER, ANGELICA M  <b>ADDRESS:</b> 5760 SW 188<sup>TH</sup> AVE  <b>FOLIO:</b> 5039 36 05 0110</p> <p><b>VIOLATION(S):</b><b>CODE SECT. 045-100(C )</b>  1) SHED NOT MEETING 25FT SET BACK REQUIREMENT  <b>CODE SECT 005-080</b>  2) WORKING OUTSIDE OF PURVIEW OF PERMIT FILLED IN DRAINAGE EASEMENT.</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 06/04/2020.</p> <p>NOTICE OF HEARING ISSUED ON 06/25/2020 TO APPEAR ON 07/07/2020 FOR HEARING.</p>

4. CITATIONS

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:
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:**

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

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

**6. RE-HEARINGS:**

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

**7. FORECLOSURE REQUESTS**

7.1	CASE	<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).