

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
MARCH 5, 2019
9:00 A.M.**

1. CALL SESSION TO ORDER

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

2.1	CASE 2018- 548	OWNER(S): SALKEY, ANGIE H/E LESLIE KEITH ADDRESS: 5911 SW 195 TERRACE FOLIO: 5039 36 07 0200 VIOLATION(S): 1) CODE SECTION 005 – 080 (A) – WORK DONE WITHOUT A PERMIT / PERMIT HAS NOT BEEN ISSUED A FINAL FROM THE TOWN	STATUS: FINAL ORDER ISSUED ON 02/05/19 TO COMPLY BY 03/04/19 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY UNTIL CORRECTED. TO APPEAR AT THE 03/05/19 HEARING IF NOT IN COMPLIANCE.
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3. NEW CASES

3.1	CASE 2018 - 540	OWNER(S): AGUDELO, CLARA H/E OCHOA, FREDDY ADDRESS: 5005 SW 173 WAY FOLIO: 5040 31 01 0043 VIOLATION(S): 1) CODE SECTION 005 - 080 – WORK WITHOUT A PERMIT TO WIT: ROOFED STRUCTURE	STATUS: NOTICE OF VIOLATION ISSUED ON 11/29/18 TO COMPLY BY 12/11/18. NOTICE OF HEARING ISSUED ON 01/22/19 TO APPEAR AT THE 03/05/19 HEARING.
3.2	CASE 2019- 007	OWNER(S): ORTIZ, FABIO & KATIUSKA ADDRESS: 4840 SW 196 LANE FOLIO: 5039 35 02 0390 VIOLATION(S): 1) CODE SECTION 005 – 080 (A) – WORK DONE WITHOUT A PERMIT TO WIT: PAVER DRIVEWAY CONSTRUCTION	STATUS: NOTICE OF VIOLATION ISSUED ON 01/05/19 TO COMPLY BY 01/17/19, NOTICE OF HEARING ISSUED ON 01/28/19 TO APPEAR AT THE 03/05/19 HEARING.
3.3	CASE 2019 - 034	OWNER(S): STIRLING ROAD LLC ADDRESS: 14100 STIRLING ROAD FOLIO: 5140 03 01 0023	STATUS: NOTICE OF VIOLATION ISSUED ON 01/16/19 TO COMPLY BY 01/28/19, NOTICE OF HEARING ISSUED ON

		VIOLATION(S): 1) CODE SECTION 070 – 050 (A) – SIGN WITHOUT A PERMIT	0130/19 TO APPEAR AT THE 03/05/19.
3.4	CASE 2019 - 052	OWNER(S): CAM XVIII TR ETAL % LENDER LEGAL SERVICE LLC ADDRESS: 5511 SW 134 AVE FOLIO: 5040 35 01 0049 VIOLATION(S): 1) CODE SECTION 045 – 030(4)(A) AND 045 – 030 (B)(3) – STORAGE OF COMMERCIAL VEHICLES IN EXCESS OF (1). COMMERCIAL VEHICLE NOT FULLY SCREENED FROM VIEW. 2) CODE SECTION 045 – 050 AND 045-060 – SINGLE - FAMILY RESIDENCE BEING RENTED OUT TO MULTIPLE FAMILIES AND LIVING OUT OF A VEHICLE NOT MEETING THE MINIMUM DWELLING REQUIREMENTS 3) CODE SECTION 045 – 040 AND 020 – 030 TO WIT: JUNK VEHICLES BEING STORED ON PROPERTY.	STATUS: NOTICE OF VIOLATION ISSUED ON 01/24/19 TO COMPLY BY 02/05/19, NOTICE OF HEARING ISSUED ON 02/07/19 TO APPEAR AT THE 03/05/19.
3.5	CASE 2019 - 057	OWNER(S): SPASIC, ZORAN DELGADO SPASIC, YARA ADDRESS: 14571 MUSTANG TRAIL FOLIO: 5140 03 10 010 VIOLATION(S): 1) CODE SECTION 095 – 030 (C) – OUTDOOR LIGHTING RESULTING IN GLARE ONTO ADJACENT PROPERTIES OR STREETS (COMPLIED) 2) CODE SECTION 005 – 080 (A) – FILLING DONE WITHOUT APPROVAL AND PERMIT.	STATUS: NOTICE OF VIOLATION ISSUED ON 01/25/19 TO COMPLY BY 02/06/19, NOTICE OF HEARING ISSUED ON 02/08/19 TO APPEAR AT THE 03/05/19.
3.6	CASE 2019 - 084	OWNER(S): SMITH & GOLDSHALL HOLDINGS LLC ADDRESS: SW 66 STREET FOLIO: 5140 06 03 0019 VIOLATION(S): 1) CODE SECTION 005 – 080(A) - CLEARING / GRADING / FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	STATUS: NOTICE OF HEARING ISSUED ON 02/21/19 TO APPEAR AT THE 01/03/18.

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4. CITATIONS

4.1	CASE 2019C-046	OWNER(S): CAMUS, SHANE P ADDRESS: V LOT SW 163 AVE FOLIO: 5040 32 04 0154 VIOLATION(S): 1) CODE SECTION 16 - 19 – BULK OUT NOT PERMITTED PER CODE	STATUS: WARNING NOTICE OF VIOLATION ISSUED ON 01/18/19 FOR BULK OUT ON 01/17/19 ON A VACANT LOT NOT ALLOWED, CIVIL VIOLATION 13624 ISSUED ON 01/31/19 FOR BULK OUT ON A VANCANT LOT NOT ALLOWED PER CODE. FINE IN THE AMOUNT OF \$500.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.
4.2	CASE 2019C-073	OWNER(S): COHEN, SUNNY ADDRESS: V LOT SW 198 TERRACE FOLIO: 5039 35 08 0150 VIOLATION(S): 1) CODE SECTION 16 - 19 – BULK OUT NOT PERMITTED PER CODE	STATUS: WARNING NOTICE OF VIOLATION ISSUED ON 02/9/19 FOR BULK OUT ON 02/09/19 ON A VACANT LOT NOT ALLOWED, CIVIL VIOLATION 13625 ISSUED ON 02/15/19 FOR BULK OUT ON A VANCANT LOT NOT ALLOWED PER CODE. FINE IN THE AMOUNT OF \$500.00 DUE TO THE TOWN OF SOUTHWEST RANCHES. COLLECTION FEES DUE TO THE TOWN FOR CORRECTION OF VIOLATION.

5. REPEAT VIOLATIONS:

5.1	CASE	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	STATUS:
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6. FORECLOSURE REQUESTS

6.1	CASE 2015 – 280	OWNER(S): ZORMA BROWARD PF23 ADDRESS: 5775 SW 130 AVE FOLIO: 5040 35 09 0010 VIOLATION(S): 1) CODE SECTION 005 – 080 (A) TO WIT: WORK DONE WITHOUT A PERMIT	STATUS: REQUEST FOR FORECLOSURE HEARING NOTICE ISSUED ON 01/31/19 TO APPEAR AT THE 03/05/19 HEARING. AMOUNT OF \$3,550.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.
6.2	CASE 2016 – 204	OWNER(S): CARLOS H LEMUS ADDRESS: 4701 SW 199 AVE FOLIO: 5039 35 04 0160 VIOLATION(S): 1) CODE SECTION 005 – 080 (A) TO WIT: WORK WITHOUT A PERMIT REMOVAL OF PALM TREES WITHOUT A PERMIT	STATUS: REQUEST FOR FORECLOSURE HEARING NOTICE ISSUED ON 01/31/19 TO APPEAR AT THE 03/05/19 HEARING. PAYMENT OF LIEN PRIOR TO THE HEARING.
6.3	CASE 2017 – 595	OWNER(S): WILLIAM, JULETT A WYCHE, JOHN A ADDRESS: V LOT W OF 18070 SW 70 PL FOLIO: 5140 06 03 0180 VIOLATION(S): 1) CODE SECTION 045 – 030(C) TO WIT: PARKING OF COMMERCIAL VEHICLES ON A VANCANT LOT NOT ALLOWED. 2) CODE SECTION 045 – 030 (C)(1) TO WIT: PARKING OF VEHICLES NOT REGISTERED TO THE PROPERTY.	STATUS: REQUEST FOR FORECLOSURE HEARING NOTICE ISSUED ON 01/31/19 TO APPEAR AT THE 03/05/19 HEARING. AMOUNT OF \$44,250.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.
6.4	CASE 2018C – 184	OWNER(S): JAFFE, LINDA ADDRESS: 14301 MUSTANG TRAIL FOLIO: 5140 03 01 0361 VIOLATION(S): 1) CODE SECTION 16 – 19 (G)(1)(A) BULK ITEMS NOT ALLOWED FOR PICK UP AND ITEMS NOT REMOVED WITHIN REQUIRED DATE.	STATUS: REQUEST FOR FORECLOSURE HEARING NOTICE ISSUED ON 01/31/19 TO APPEAR AT THE 03/05/19 HEARING. AMOUNT OF \$1,017.50 DUE TO THE TOWN OF SOUTHWEST RANCHES.

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).