

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 6, 2018  
9:00 A.M.**

**1. CALL SESSION TO ORDER**

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

2.1	<b>CASE 2017-494</b>	<b>OWNER(S):</b> RUSSELL, ANGELA PARISH <b>ADDRESS:</b> 6300 SW 136 AVE <b>FOLIO:</b> 5140 02 01 0134  <b>VIOLATION(S):</b> 1) <b>TOWN RESOLUTION 2012 - 031 –</b> FAILURE TO COMPLY WITH RESOLUTION TO WIT: OBTAIN FIRE APPROVALS AS REQUIRED UNDER EXIBIT A OF THE RESOLUTION.	<b>STATUS:</b>  AMENDED FINAL ORDER ISSUED ON 02/06/18 TO COMPLY BY 03/05/18 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY UNTIL CORRECTED. TO APPEAR AT THE 03/06/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.
2.2	<b>CASE 2017 - 594</b>	<b>OWNER(S):</b> MORALES, CESAR LEON, RENE & CABRERA, EDUARDO <b>ADDRESS:</b> 5301 SW 198 TERRACE <b>FOLIO:</b> 5039 35 08 0200  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 045 – 030 (D) –</b> PORTABLE STORAGE UNIT KEPT ON PROPERTY IN EXCESS OF THIRTY (30) DAYS IS NOT ALLOWED WITHOUT AN ACTIVE BUILDING PERMIT. 2) <b>CODE SECTION 005 – 080 (A) –</b> WORK WITHOUT A PERMIT TO WIT: ROOF OF KENNEL DONE WITHOUT A PERMIT.	<b>STATUS:</b>  FINAL ORDER ISSUED ON 01/05/18 TO COMPLY 03/05/18 OR A FINE OF \$150.00 PER DAY IF NOT IN COMPLIANCE. TO APPEAR AT THE 03/06/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.
2.3	<b>CASE 2017 - 595</b>	<b>OWNER(S):</b> JULETT A WILLIAMS AND JOHN A WYCHE <b>ADDRESS:</b> V LOT W OF 18070 SW 70 PLACE <b>FOLIO:</b> 5140 06 03 0180  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 045 – 030 (C) –</b> PARKING OF COMMERCIAL VEHOCLES ON A VANCAT LOT NOT ALLOWED. 2) <b>CODE SECTION 045 – 030 (C)(1) –</b>	<b>STATUS:</b>  FINAL ORDER ISSUED ON 02/06/18 TO COMPLY 03/06/18 OR A FINE OF \$250.00 PER DAY IF NOT IN COMPLIANCE. TO APPEAR AT THE 03/06/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.

		PARKING OF VEHICLES NOT REGISTERED TO THE PROPERTY.	
2.4	CASE 2017 - 627	OWNER(S): ROLLING OAKS RANCHES LLC ADDRESS: 6050 SW 180 TERRACE FOLIO: 5140 06 13 0010  VIOLATION(S): 1) <b>CODE SECTION 005 – 080 (A)</b> – WORK WITHOUT A PERMIT TO WIT: CLEARING AND GRADING OF THE PROPERTY WITHOUT A PERMIT	STATUS:  FINAL ORDER ISSUED ON 02/06/18 TO COMPLY 03/06/18 OR A FINE OF \$250.00 PER DAY IF NOT IN COMPLIANCE. TO APPEAR AT THE 03/06/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.  <b>CORRECTION PRIOR TO THE HEARING</b>
2.5	CASE 2017 - 634	OWNER(S): WILMINGTON SAVINGS FUND SOCIETY CHRISTIANA TE % PRETIUM MTG ADDRESS: 5741 SW 162 AVE FOLIO: 5040 32 04 0164  VIOLATION(S): 1) <b>CODE SECTION 020 – 030 (A) AND 020 – 040 (D)</b> – FAILURE TO MAINTAIN PROPERTY TO WIT: TREE(S) ARE DEAD AND UPROOTED LAYING ON THE GROUND IN REAR OF PROPERTY CREATING AN ATTRACTIVE NUISANCE FOR RODENTS.	STATUS:  FINAL ORDER ISSUED ON 02/06/18 TO COMPLY 02/16/18 OR A FINE OF \$250.00 PER DAY IF NOT IN COMPLIANCE. TO APPEAR AT THE 03/06/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.  <b>CORRECTION PRIOR TO THE HEARING</b>

### 3. NEW CASES

3.1	CASE 2017-568	OWNER(S): CHRIST COVENANT CHURCH INC ADDRESS: 4711 SW 186 AVE FOLIO: 5039 25 02 0085  VIOLATION(S): 1) <b>CODE SECTION 020 – 030 (A) AND 020 – 040 (D)</b> – FAILURE TO MAINTAIN PROPERTY BY ALLOWING DEBRIS TO REMAIN ON PROPERTY. TREES ARE UPROOTED AND LAYING ON GROUND ALONG WITH DEAD BRANCHES AND BUSHES.	STATUS:  NOTICE OF VIOLATION ISSUED ON 11/08/17, AMENDED NOTICE OF VIOLATION ISSUED ON 12/06/18 TO COMPLY BY 12/18/17. NOTICE OF HEARING ISSUED ON 01/22/18 TO APPEAR AT THE 03/06/18 HEARING
3.2	CASE 2017 - 588	OWNER(S): MATAMOROS, NOREN ADDRESS: 18530 SW 55 STREET FOLIO: 5039 36 03 0070  VIOLATION(S):	STATUS:  NOTICE OF VIOLATION ISSUED ON 11/15/17 TO COMPLY BY 11/27/17, NOTICE

		1) <b>CODE SECTION 005 – 080 (A)</b> – WORK DONE WITHOUT A PERMIT TO WIT: DRIVEWAY IN THE FRONT AND REAR OF THE PROPERTY WITHOUT A PERMIT.	OF HEARING ISSUED ON 01/26/18 APPEAR AT THE 03/06/18 HEARING.
3.3	<b>CASE 2017-597</b>	<b>OWNER(S):</b> YELLOWSTONE NURSERY LLC <b>ADDRESS:</b> 6701 SW 187 WAY <b>FOLIO:</b> 5139 01 01 0014  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 020 – 030 AND 020 - 040</b> JUNK AND DEBRIS ON PROPERTY 2) <b>CODE SECTION 020 – 030 (A) AND 020 – 040 (D)</b> – FAILURE TO MAINTAIN PROPERTY. OVERGROWN GRASS ON ALL AREAS OF PROPERTY. 3) <b>CODE SECTION 045 – 030 (C)</b> – PARKING OF COMMERCIAL VEHICLES AND VEHICLES NOT REGISTERED TO PROPERTY NOT ALLOWED.	<b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 11/20/17 TO COMPLY BY 12/02/17, NOTICE OF HEARING ISSUED ON 02/23/18 TO APPEAR AT THE 03/06/18 HEARING.  <b>CORRECTION PRIOR TO THE HEARING</b>
3.4	<b>CASE 2017-618</b>	<b>OWNER(S):</b> CARDOSO, JULIO & POLLY <b>ADDRESS:</b> 5301 SW 195 TERRACE <b>FOLIO:</b> 5039 36 01 0106  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 005 – 080 (A)</b> – WORK WITHOUT PERMIT TO WIT: INSTALLATION OF A GATE ON FENCE ALONG THE WEST SIDE OF THE PROPERTY ALLOWING ACCESS INTO NEIGHBOR’S PROPERTY	<b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 12/04/17 TO COMPLY BY 12/19/17, NOTICE OF HEARING ISSUED ON 01/22/18 TO APPEAR AT THE 03/06/18 HEARING
3.5	<b>CASE 2017-622</b>	<b>OWNER(S):</b> NOCEDA, ERNESTO <b>ADDRESS:</b> 4620 SW 170 AVE <b>FOLIO:</b> 5040 29 01 0442  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 005 – 080 (A)</b> – WORK DONE WITHOUT A PERMIT TO WIT: STRUCTURE BUILT IN THE REAR OF THE PROPERTY WITHOUT A PERMIT	<b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 12/8/17 TO COMPLY BY 12/20/17, NOTICE OF HEARING ISSUED ON 01/26/18 TO APPEAR AT THE 03/06/18 HEARING
3.6	<b>CASE 2017-628</b>	<b>OWNER(S):</b> ATTAI, KENNY & DOMINIQUE <b>ADDRESS:</b> 17327 SW 54 STREET <b>FOLIO:</b> 5040 31 01 0047  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 005 – 080 (A)</b> – CLEARING / GRADING / FILLING DONE WITHOUT APPROVAL AND PERMIT	<b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 12/19/17 TO COMPLY BY 12/31/17, NOTICE OF HEARING ISSUED ON 02/13/18 TO APPEAR AT THE 03/06/18 HEARING
3.7	<b>CASE</b>	<b>OWNER(S):</b> CARBONELL, ARTURO	<b>STATUS:</b>

	<b>2017 - 635</b>	<p>CARBONELL, CLAUDIA  <b>ADDRESS:</b> 5881 SW 160 AVE  <b>FOLIO:</b> 5040 32 04 0022</p> <p><b>VIOLATION(S):</b></p> <ol style="list-style-type: none"> <li>1) <b>CODE SECTION 005 -080 (A) –</b>  CLEARING / GRADING /FILLING BEING  DONE WITHOUT APPROVAL AND  PERMITS (SOUTH SIDE OF THE  PROPERTY)</li> <li>2) <b>CODE SECTION 045 -030 (C) (5) (A) –</b>  COMMERCIAL OFFICE TRAILER NOT  ALLOWED ON THE PROPERTY.  <b>(COMPLAINT REMOVED BY  COMPLAINANT)</b></li> <li>3) <b>CODE SECTION 045 – 030 (C) (4) (B) (3) –</b>  RV NOT WITHIN SETBCK  REQUIREMENTS <b>(COMPLAINT  REMOVED BY COMPLAINANT)</b></li> </ol>	<p>NOTICE OF VIOLATION  ISSUED ON 12/21/17 TO  COMPLY BY 01/02/18, NOTICE  OF HEARING ISSUED ON  02/13/18 TO APPEAR AT THE  MARCH 6, 2018</p>
<b>3.8</b>	<b>CASE 2017-643</b>	<p><b>OWNER(S):</b> SANCHEZ, CARMEN &amp; SANCHEZ,  ENI G  <b>ADDRESS:</b> 5400 SW 160 AVE  <b>FOLIO:</b> 5040 32 01 0094</p> <p><b>VIOLATION(S):</b></p> <ol style="list-style-type: none"> <li>1) <b>CODE SECTION 020 – 030 (A) AND 020 –  040 (A) –</b> FAILURE TO MAINTAIN  PROPERTY TO WIT: JUNK AND DEBRIS  BEING STORED ON REAR OF THE  PROPERTY.</li> </ol>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION  ISSUED ON 12/27/17 TO  COMPLY BY 01/08/18,  EXTENSION GRANTED ON  01/09/18 TO COMPLY BY  02/08/18, NOTICE OF HEARING  ISSUED ON 02/23/18 TO  APPEAR AT THE 03/06/18  HEARING</p>
<b>3.9</b>	<b>CASE 2017-646</b>	<p><b>OWNER(S):</b> MENDEZ, AIMEE &amp; CARLOS  <b>ADDRESS:</b> 5020 SW 167 AVE  <b>FOLIO:</b> 5040 32 02 0084</p> <p><b>VIOLATION(S):</b></p> <ol style="list-style-type: none"> <li>1) <b>CODE SECTION 005 – 080 (A) –</b>  CLEARING / GRADING / FILLING BEING  DONE WITHOUT APPROVAL AND  PERMITS</li> </ol>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION  ISSUED ON 12/27/17 TO  COMPLY BY 01/09/18, NOTICE  OF HEARING ISSUED ON  02/22/18 TO APPEAR AT THE  03/06/18 HEARING</p>
<b>3.10</b>	<b>CASE 2017-648</b>	<p><b>OWNER(S):</b> GOMEZ, ANTHONY  <b>ADDRESS:</b> 20220 SW 50 PLACE  <b>FOLIO:</b> 5039 35 03 0760</p> <p><b>VIOLATION(S):</b></p> <ol style="list-style-type: none"> <li>1) <b>CODE SECTION 005 – 080 (A) –</b>  CLEARING / GRADING / FILLING BEING  DONE WITHOUT APPROVAL AND  PERMITS</li> </ol>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION  ISSUED ON 12/28/17 TO  COMPLY BY 01/09/18, NOTICE  OF HEARING ISSUED ON  02/20/18 TO APPEAR AT THE  03/06/18 HEARING</p>

			<b>CORRECTION PRIOR TO THE HEARING</b>
<b>3.11</b>	<b>CASE 2017-649</b>	<p><b>OWNER(S):</b> BRIDGMAN, JAMES &amp; DEBBRA  <b>ADDRESS:</b> 4801 SW 193 LANE  <b>FOLIO:</b> 5039 35 03 0760</p> <p><b>VIOLATION(S):</b>  1) <b>CODE SECTION 005 – 080 (A) –</b>  CLEARING / GRADING / FILLING BEING  DONE WITHOUT APPROVAL AND  PERMITS</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION  ISSUED ON 12/28/17 TO  COMPLY BY 01/09/18, NOTICE  OF HEARING ISSUED ON  02/20/18 TO APPEAR AT THE  03/06/18 HEARING</p> <p><b>CORRECTION PRIOR TO THE HEARING</b></p>
<b>3.12</b>	<b>CASE 2018-011</b>	<p><b>OWNER(S):</b> MILLER, RICHARD  <b>ADDRESS:</b> V LOT W OF 12850 SW 56 STREET  <b>FOLIO:</b> 5040 35 01 0140</p> <p><b>VIOLATION(S):</b>  2) <b>CODE SECTION 020 – 030 (A) AND 020 –  040 (D) –</b> FAILURE TO MAINTAIN  PROPERTY TO WIT: DEAD TREES  REMAIN FALLEN OVER AND  OVERGROWN UNDERBRUSH</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION  ISSUED ON 01/16/18 TO  COMPLY BY 01/26/18, NOTICE  OF HEARING ISSUED ON  02/20/18 TO APPEAR AT THE  03/06/18 HEARING</p>
<b>3.13</b>	<b>CASE 2018-021</b>	<p><b>OWNER(S):</b> VIDAL, RUBEN &amp; BERTHA  RENOVA  <b>ADDRESS:</b> V LOT W OF 17651 SW 61 CT  <b>FOLIO:</b> 5140 06 09 0010</p> <p><b>VIOLATION(S):</b>  3) <b>CODE SECTION 020 – 030 (A) AND 020 –  040 (D) –</b> FAILURE TO MAINTAIN  PROPERTY TO WIT: OVERGROWN  UNDERBRUSH</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION  ISSUED ON 01/19/18 TO  COMPLY BY 01/30/18, NOTICE  OF HEARING ISSUED ON  02/20/18 TO APPEAR AT THE  03/06/18 HEARING</p>
<b>3.14</b>	<b>CASE 2018-038</b>	<p><b>OWNER(S):</b> LAAROUSSI, IMADEDDINE &amp;  RAQUEL  <b>ADDRESS:</b> 19000 SW 56 STREET  <b>FOLIO:</b> 5039 36 10 0420</p> <p><b>VIOLATION(S):</b>  4) <b>CODE SECTION BCC 4-8 –</b> ALLOWING  ANIMAL (DOGS) TO ESCAPE PROPERTY  AND REMAIN LOOSE. FAILURE TO  SECURE ANIMALS WITHIN PROPERTY  RESULTING IN AN ATTACK.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF HEARING ISSUED  ON 02/05/18 TO APPEAR AT  THE 03/06/18 HEARING</p>
<b>3.15</b>	<b>CASE</b>	<b>OWNER(S):</b> LINDO, RAMON A & ROMERO, IRIS	<b>STATUS:</b>

	<b>2018-047</b>	<p>I  <b>ADDRESS:</b> 4910 SW 173 WAY  <b>FOLIO:</b> 5040 31 01 0044</p> <p><b>VIOLATION(S):</b>  5) <b>CODE SECTION 27 -2 – PUBLIC NUISANCE THAT DRAIN MUNICIPAL SERVICES BY HAVING THREE (3) OR MORE DISTURBANCES WITHIN A THIRTY – DAY PERIOD TO WIT: REPEATED CALLS TO POLICE.</b></p>	NOTICE OF HEARING ISSUED ON 02/05/18 TO APPEAR AT THE 03/06/18 HEARING
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**4. CITATIONS**

<b>4.1</b>	<b>CASE</b> <b>2017A-043</b>	<b>OWNER(S):</b> OPH / WESTON REALTY LC <b>ADDRESS:</b> 6650 DYKES ROAD <b>FOLIO:</b> 5140 04 13 0012  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 7-3(A) – FALSE ALARM IN EXCESS OF TWO (2); 3<sup>RD</sup> FALSE ALARM.</b>	<b>STATUS:</b>  CIVIL VIOLATION 13474 ISSUED ON 02/13/18.  <b>AMOUNT OF \$50.00 DUE TO THE TOWN OF SOUTHWEST RANCHES</b>
<b>4.2</b>	<b>CASE</b> <b>2017A-046</b>	<b>OWNER(S):</b> TOSSAS, EZER & LINDA <b>ADDRESS:</b> 6910 APPALOOSA TRAIL <b>FOLIO:</b> 5140 02 01 0412  <b>VIOLATION(S):</b> 2) <b>CODE SECTION 7-3(A) – FALSE ALARM IN EXCESS OF TWO (2); 3<sup>RD</sup> FALSE ALARM.</b>	<b>STATUS:</b>  CIVIL VIOLATION 13322 ISSUED ON 02/13/18.  <b>AMOUNT OF \$50.00 DUE TO THE TOWN OF SOUTHWEST RANCHES</b>
<b>4.3</b>	<b>CASE</b> <b>2017A-046</b>	<b>OWNER(S):</b> TOSSAS, EZER & LINDA <b>ADDRESS:</b> 6910 APPALOOSA TRAIL <b>FOLIO:</b> 5140 02 01 0412  <b>VIOLATION(S):</b> 3) <b>CODE SECTION 7-3(A) – FALSE ALARM IN EXCESS OF TWO (2); 4<sup>TH</sup> FALSE ALARM.</b>	<b>STATUS:</b>  CIVIL VIOLATION 13323 ISSUED ON 02/13/18.  <b>AMOUNT OF \$250.00 DUE TO THE TOWN OF SOUTHWEST RANCHES</b>

**5. REPEAT VIOLATION**

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**6. FORECLOSURE REQUESTS**

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