

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
MAY 7, 2019
9:00 A.M.**

1. CALL SESSION TO ORDER

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

2.1	CASE 2018- 040	OWNER(S): EDJAC LLC ADDRESS: 5801 SW 201 TERRACE FOLIO: 5039 34 01 0631 VIOLATION(S): 1) CODE SECTION 045 – 050 AND 045 - 060 – UNATHORIZED USE WITHIN A DISTRICT COMMERCIAL SALE OF TRAILERS NOT ALLOWED FROM THE PROPERTY.	STATUS: AMENDED FINAL ORDER ISSUED ON 01/15/19 TO COMPLY BY 05/06/19 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY UNTIL CORRECTED. TO APPEAR AT THE 05/07/19 IMPOSITION HEARING IF NOT IN COMPLIANCE. COMPLIANCE PRIOR TO THE HEARING
2.2	CASE 2018- 188	OWNER(S): WINDMILL HOLDINGS VI LLC ADDRESS: 18231 SW 60 STREET FOLIO: 5040 31 01 0395 VIOLATION(S): 1) CODE SECTION 005 – 080(A) – FAILURE TO FINALIZE REQUIRED PERMIT FOR FENCE ON THE FRONT PROPERTY LINE, PERMIT HAS EXPIRED. 2) CODE SECTION 005 – 270 – FAILURE TO MAINTAIN RIGHT OF WAY AS REQUIRED, RIGHT OF WAY DETERIORATING FROM IMPROPER USE AND VEHICLES DRIVING OFF ROAD	STATUS: AMENDED FINAL ORDER ISSUED ON 04/02/19 TO COMPLY BY 05/06/19 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY UNTIL CORRECTED. TO APPEAR AT THE 05/07/19 IMPOSITION HEARING IF NOT IN COMPLIANCE. AMENDED FINAL ORDER TO COMPLY BY 06/03/19 AND TO APPEAR AT THE 06/04/19 IMPOSITION HEARING IF NOT IN COMPLIANCE.
2.3	CASE 2018- 464	OWNER(S): WINDMILL HOLDINGS VI LLC ADDRESS: 18231 SW 60 STREET FOLIO: 5040 31 01 0395 VIOLATION(S): 1) CODE SECTION 005 – 120 – VIOLATION OF THE CERTIFICATE OF USE CONDITIONS OF APPROVAL.	STATUS: MOTION TO STAY GRANTED BY THE SPECIAL MAGISTRATE AND TO APPEAR AT THE 05/07/19 HEARING. MAGISTRATE TO EXTEND

		2) CODE SECTION 045 – 030 (C)(3) – AGRICULTURAL VEHICLES BEING STORED ON PROPERTY THAT ARE NOT BEING USED ON THE PLOT.	THE MOTION TO STAY UNTIL 06/04/19 HEARING DATE.
2.4	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 (A) – WORK DONE WITHOUT A PERMIT TO WIT: ROOF STRUCTURE.	STATUS: FINAL ORDER ISSUED ON 03/05/19 TO COMPLY BY 05/06/19 OR A FINE IN THE AMOUNT OF \$100.00 PER DAY UNTIL CORRECTED. TO APPEAR AT THE 05/07/19 IMPOSITION HEARING IF NOT IN COMPLIANCE. AMENDED FINAL ORDER TO COMPLY BY 06/03/19 AND TO APPEAR AT THE 06/04/19 IMPOSITION HEARING DATE IF NOT IN COMPLIANCE.
2.5	CASE 2018- 548	OWNER(S): SALKEY, ANGIE H/E ADDRESS: 5911 SW 195 TERRACE FOLIO: 5039 36 07 0200 VIOLATION(S): 1) CODE SECTION 005 – 080 (A) – WORK DONE WITHOUT A PERMIT TO WIT: FAILURE TO FINALIZE PERMIT FOR ADDITION AND REMODELING	STATUS: AMENDED FINAL ORDER ISSUED ON 04/02/19 TO COMPLY BY 05/06/19 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY UNTIL CORRECTED. TO APPEAR AT THE 05/07/19 IMPOSITION HEARING IF NOT IN COMPLIANCE. MAGISTRATE IMPOSED PENALTY OF \$150.00 PER DAY FROM 05/07/19 UNTIL COMPLIANCE IS OBTAINED.
2.6	CASE 2019- 007	OWNER(S): FABIO AND KATIUSKA ORTIZ 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: DRIVEWAY CONSTRUCTION	STATUS: FINAL ORDER ISSUED ON 03/05/19 TO COMPLY BY 05/06/19 OR A FINE IN THE AMOUNT OF \$100.00 PER DAY UNTIL CORRECTED. TO APPEAR AT THE 05/07/19 IMPOSITION HEARING IF NOT IN COMPLIANCE. AMEDED FINAL ORDER TO COMPLY BY 06/03/19 AND TO APPEAR AT THE 06/04/19 IMPOSITION HEARING IF NOT IN COMPLIANCE.

2.7	CASE 2019C- 078	<p>OWNER(S): JORGE CHONG AND GUILING CHING ADDRESS: V LOT ON THE NW CORNER OF 185 WAY AND SHERIDAN STREET FOLIO: 5139 01 01 0630</p> <p>VIOLATION(S): 1) CODE SECTION 005 – 080 (A) – WORK DONE WITHOUT A PERMIT TO WIT: FILL</p>	<p>STATUS: FINAL ORDER ISSUED ON 04/02/19 TO COMPLY BY 05/06/19 OR A FINE IN THE AMOUNT OF \$200.00 PER DAY UNTIL CORRECTED. TO APPEAR AT THE 05/07/19 IMPOSITION HEARING IF NOT IN COMPLIANCE.</p> <p>AMENDED FINAL ORDER TO COMPLY BY 06/03/19 AND TO APPEAR AT THE 06/04/19 IMPOSITION HEARING IF NOT IN COMPLIANCE.</p>
2.8	CASE 2019- 082	<p>OWNER(S): ZAMORA, ENRIQUE ADDRESS: 15910 SW 51 MANOR FOLIO: 5040 33 14 0010</p> <p>VIOLATION(S): 1) CODE SECTION 005 – 080 (A) – WORK DONE WITHOUT A PERMIT TO WIT: FILL</p>	<p>STATUS: FINAL ORDER ISSUED ON 04/02/19 TO COMPLY BY 05/06/19 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY UNTIL CORRECTED. TO APPEAR AT THE 05/07/19 IMPOSITION HEARING IF NOT IN COMPLIANCE.</p> <p>COMPLIANCE PRIOR TO THE HEARING</p>

3. NEW CASES

3.1	CASE 2019 - 064	<p>OWNER(S): BARQUERO, DIANE & JUAN ADDRESS: 6101 SW 190 AVE FOLIO: 5039 36 10 0660</p> <p>VIOLATION(S): 1) CODE SECTION 045 – 030 (C)(5)(C) – VEHICLES / VESSELS BEING STORED ON PROPERTY NOT REGISTERED TO PROPERTY.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 01/30/19 TO COMPLY BY 02/11/19. NOTICE OF HEARING ISSUED ON 03/13/19 TO APPEAR AT THE 05/07/19 HEARING.</p> <p>COMPLIANCE PRIOR TO THE HEARING</p>
3.2	CASE 2019- 138	<p>OWNER(S): WILMINGTON TRUST NA TRSTEE % SELECT PORTFOLIO SERVICING INC ADDRESS: 17661 SW 70 PLACE FOLIO: 5140 06 04 0210</p> <p>VIOLATION(S): 1) CODE SECTION 020 – 030 AND 020 - 040 – FAILURE TO MAINTAIN PROPERTY, GRASS IS OVERGROWN</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 03/20/19 TO COMPLY BY 04/01/19, NOTICE OF HEARING ISSUED ON 04/12/19 TO APPEAR AT THE 05/07/19 HEARING.</p> <p>ATTORNEY FOR THE BANK</p>

		<p>ON THE REAR OF THE PROPERTY</p> <p>2) CODE SECTION 020 – 030 AND 020 – 020 - TO WIT: POOL IS IN DISREPAIR</p>	<p>ADMITTED VIOLATION, GIVEN 30 DAYS TO COMPLY OR BY 06/03/19 AND TO APPEAR AT THE 06/04/19 IMPOSITION HEARING IF NOT IN COMPLIANCE. NO ADMINISTRATIVE FEE. ATTORNEY TO FILE NOTICE OF APPEARANCE WITH THE TOWN OF SOUTHWEST RANCHES.</p>
3.3	CASE 2019 - 178	<p>OWNER(S): ADILI, MIRYAHYA ADDRESS: 5455 SW 145 AVE FOLIO: 5040 34 01 0571</p> <p>VIOLATION(S):</p> <p>1) CODE SECTION 035 – 080(D)(4) AND 035 – 080(D)(2) – FAILURE TO OBTAIN REQUIRED SPECIAL EVENT PERMIT FOR PARTY OR LARGE ASSEMBLY OF PERSONS.</p> <p>2) CODE SECTION 823.01 – FAILURE TO COMPLY WITH THE NOISE REQUIREMENTS.</p>	<p>STATUS: NOTICE OF HEARING ISSUED ON 04/02/19 TO APPEAR AT THE 05/07/19 HEARING.</p> <p>REQUEST OF FIRST CONTINUANCE GRANTED BY THE TOWN ATTORNEY. ITEM TO BE HEARD ON 06/04/19 HEARING, NO OTHER NOTICES TO BE PROVIDED.</p>

4. CITATIONS

4.1	CASE 2018C-371	<p>OWNER(S): RUSHIN, JERRY J ADDRESS: 5120 HAWKHURST AVE FOLIO: 5040 33 02 0050</p> <p>VIOLATION(S):</p> <p>1) CODE SECTION 16 - 19 – BULK OUT ON A NON-PERMITTED DATE PER CODE</p>	<p>STATUS: WARNING NOTICE OF VIOLATION ISSUED ON 08/17/18 FOR BULK OUT ON 05/15/18, CIVIL VIOLATION 13624 ISSUED ON 03/29/19 FOR BULK OUT ON 03/28/19 A NON-PERMITTED DATE PER CODE</p> <p>FINE IN THE AMOUNT OF \$500.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.</p> <p>ADMITTED VIOLATION, SPECIAL MAGISTRATE REDUCED AMOUNT OF THE VIOLATION TO \$250.00 AND NO COURT COST ASSOCIATED WITH THE HEARING.</p>
4.2	CASE 2018C-443	<p>OWNER(S): VIDAL, MICHAEL VIDAL, MADELEINE ADDRESS: 14641 SHERIDAN STREET</p>	<p>STATUS: WARNING NOTICE OF VIOLATION ISSUED ON</p>

		<p>FOLIO: 5140 03 01 0049</p> <p>VIOLATION(S):</p> <p>1) CODE SECTION 16 - 19 – BULK OUT ON A NON-PERMITTED DATE PER CODE</p>	<p>10/08/18 FOR BULK OUT ON 10/05/18 NON-PERMITTED, CIVIL VIOLATION 13628 ISSUED ON 03/23/19 FOR BULK OUT ON 03/22/19 A NON-PERMITTED DATE PER CODE</p> <p>PAYMENT OF FINE PRIOR TO THE HEARING.</p>
4.3	CASE 2018C-577	<p>OWNER(S): GARCIA, TANIA MARIA TORROELLA, IRENE ETAL</p> <p>ADDRESS: 5100 SW 178 AVE</p> <p>FOLIO: 5040 31 01 0034</p> <p>VIOLATION(S):</p> <p>1) CODE SECTION 16 - 19 – BULK OUT ON A NON-PERMITTED DATE PER CODE</p>	<p>STATUS:</p> <p>WARNING NOTICE OF VIOLATION ISSUED ON 12/28/18 FOR BULK OUT ON 12/20/18 NON-PERMITTED, CIVIL VIOLATION 13633 ISSUED ON 03/29/19 FOR BULK OUT ON 12/20/19 A NON-PERMITTED DATE PER CODE</p> <p>PAYMENT OF FINE PRIOR TO THE HEARING.</p>
4.4	CASE 2019C-021	<p>OWNER(S): LEIBOVITZ, DANA H/E TARAFKA, PATRICIA</p> <p>ADDRESS: 5000 SW 164 TERRACE</p> <p>FOLIO: 5040 32 05 1010</p> <p>VIOLATION(S):</p> <p>1) CODE SECTION 16 - 19 – BULK OUT ON A NON-PERMITTED DATE PER CODE</p>	<p>STATUS:</p> <p>WARNING NOTICE OF VIOLATION ISSUED ON 01/09/19 FOR BULK OUT ON 01/08/19 NON-PERMITTED, CIVIL VIOLATION 13637 ISSUED ON 04/13/19 FOR BULK OUT ON 04/13/19 A NON-PERMITTED DATE PER CODE</p> <p>FINE IN THE AMOUNT OF \$500.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.</p> <p>ADMITTED VIOLATION, SPECIAL MAGISTRATE REDUCED AMOUNT OF THE VIOLATION TO \$250.00 AND NO COURT COST ASSOCIATED WITH THE HEARING.</p>
4.5	CASE 2019C-140	<p>OWNER(S): PETERSON, DOUGLAS G & TAMARA</p> <p>ADDRESS: 19000 SW 54 PLACE</p> <p>FOLIO: 5039 36 10 0340</p> <p>VIOLATION(S):</p> <p>1) CODE SECTION 16 - 19 – BULK OUT ON</p>	<p>STATUS:</p> <p>WARNING NOTICE OF VIOLATION ISSUED ON 03/22/19 FOR BULK OUT ON 03/21/19 NON-PERMITTED, CIVIL VIOLATION 13639 ISSUED ON 04/14/19 FOR BULK</p>

		A NON-PERMITTED DATE PER CODE	<p>OUT ON 04/13/19 A NON-PERMITTED DATE PER CODE</p> <p>FINE IN THE AMOUNT OF \$500.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.</p> <p>SPECIAL MAGISTRATE IMPOSED PENALTY IN THE AMOUNT OF \$500.00 AND ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00</p>
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5. REPEAT VIOLATIONS:

5.1	CASE 2018 - 047	<p>OWNER(S): LINDO, RAMON A & ROMERO, IRIS I</p> <p>ADDRESS: 4910 SW 173 WAY</p> <p>FOLIO: 5040 31 01 0044</p> <p>VIOLATION(S):</p> <p>1) CODE SECTION 27 – 2 – PUBLIC NUISANCE THAT DRAINS MUNICIPAL SERVICES BY HAVING THREE (3) OR MORE DISTURBANCES WITHIN A THIRTY DAY PERIOD.</p>	<p>STATUS: REPEAT NOTICE OF VIOLATION ISSUED ON 04/11/19 TO APPEAR AT THE 05/07/19 HEARING</p> <p>FOUND IN VIOLATION, FINE IN THE AMOUNT OF \$1,500.00 IMPOSED AND \$150.00 ADMINISTRATIVE FEE. ORDER BY THE MAGISTRATE THAT ANY OTHER INCIDENT WILL REQUIRE AN IMMEDIATE FINE IN THE AMOUNT OF \$5,000.00 PER INCIDENT. MAGISTRATE REQUESTED POLICE TO ENTER THE COMPLAINANT'S PROPERTY AND ASSESS THE NOISE FROM THE PROPERTY.</p>
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6. RE-HEARINGS:

6.1	CASE 2018C- 170	<p>OWNER(S): BREARLY, RICHARD</p> <p>ADDRESS: 18951 SW 54 PLACE</p> <p>FOLIO: 5039 36 10 0300</p> <p>VIOLATION(S):</p> <p>1) CODE SECTION 16 - 19 – BULK OUT ON A NON-PERMITTED DATE PER CODE.</p>	<p>STATUS: FINAL ORDER IMPOSING FINE IN THE AMOUNT OF \$500.00 AND ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00 ISSUED ON 04/02/19. RE-HEARING REQUEST AUTHORIZED BY THE SPECIAL MAGISTRATE</p> <p>ADMITTED VIOLATION, SPECIAL MAGISTRATE</p>
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			REDUCED AMOUNT OF THE VIOLATION TO \$250.00 AND NO COURT COST ASSOCIATED WITH THE HEARING.
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7. FORECLOSURE REQUESTS

7.1	CASE	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	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).