

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 3, 2018  
9:00 A.M.**

**1. CALL SESSION TO ORDER**

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

2.1	<b>CASE  2017- 588</b>	<b>OWNER(S):</b> NOREN MATAMOROS <b>ADDRESS:</b> 18530 SW 55 STREET <b>FOLIO:</b> 5039 36 03 0070  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 005 – 080 (A) –</b> WORK WITHOUT A PERMIT TO WIT: DRIVEWAY IN THE FRONT AND REAR OF THE PROPERTY	<b>STATUS:</b>  AMENDED FINAL ORDER ISSUED ON 06/05/18 TO COMPLY BY 07/02/18 OR A FINE IN THE AMOUNT OF \$250.00 PER DAY UNTIL CORRECTED. TO APPEAR AT THE 07/03/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.  <b>FINAL ORDER AMENDED TO COMPLY BY 08/06/18 AND TO APPEAR AT THE 08/07/18 IMPOSITION HEARING IF NOT IN COMPLIANCE</b>
2.2	<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 VEHICLES ON VACANT LOT NOT ALLOWED 2) <b>CODE SECTION 045 – 030 (C)(1) –</b> PARKING OF VEHICLES NOT REGISTERED TO THE PROPERTY.	<b>STATUS:</b>  FINAL ORDER ISSUED ON 03/06/18 TO COMPLY BY 07/02/18 OR A FINE IN THE AMOUNT OF \$250.00 PER DAY. TO APPEAR AT THE 07/03/18 IMPOSITION HEARING.  <b>FINAL ORDER AMENDED TO COMPLY BY 08/06/18 AND TO APPEAR AT THE 08/7/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.</b>
2.3	<b>CASE  2018 - 026</b>	<b>OWNER(S):</b> RUBEN VIDAL H/E, BERTHA RENOVA <b>ADDRESS:</b> 17240 SW 66 STREET <b>FOLIO:</b> 5140 06 04 0020	<b>STATUS:</b>  FINAL ORDER ISSUED ON 06/05/18 TO COMPLY BY

		<p><b>VIOLATION(S):</b></p> <ol style="list-style-type: none"> <li>1) <b>CODE SECTION 020 – 030 AND 020 – 040 –</b> JUNK AND DEBRIS ON PROPERTY <b>(COMPLIED)</b></li> <li>2) <b>CODE SECTION 020 – 030 (A) AND SECTION 020 – 040 (D) –</b> FAILURE TO MAINTAIN PROPERTY. OVERGROWN GRASS IN ALL AREAS OF THE PROPERTY. <b>(COMPLIED)</b></li> <li>3) <b>CODE SECTION 045 – 030 (C) –</b> PARKING OF COMMERCIAL VEHICLES AND VEHICLES NOT REGISTERED TO PROPERTY NOT ALLOWED. <b>(COMPLIED)</b></li> <li>4) <b>CODE SECTION 045 – 060 AND CODE SECTION 045 – 050 –</b> USE OF PROPERTY NOT ALLOWED TO WIT: OPERATING A LANDSCAPING BUSINESS. <b>(COMPLIED)</b></li> <li>5) <b>CODE SECTION 005 – 120 (A) –</b> OPERATING A NURSERY BUSINESS WITHOUT A CERTIFICATE OF USE. <b>(COMPLIED)</b></li> </ol>	<p>07/02/18 OR A FINE IN THE AMOUNT OF \$150.00 PER VIOLATION, PER DAY UNTIL COMPLIED TO APPEAR AT THE 07/03/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.</p> <p><b>COMPLIANCE PRIOR TO THE HEARING.</b></p>
2.4	CASE 2018 - 032	<p><b>OWNER(S):</b> ERIKA TORRES  <b>ADDRESS:</b> 18301 SW 50 STREET  <b>FOLIO:</b> 5040 30 00 0061</p> <p><b>VIOLATION(S):</b></p> <ol style="list-style-type: none"> <li>1) <b>CODE SECTION 005 – 080 (A) –</b> WORK WITHOUT A PERMIT TO WIT: DRIVEWAY AND FENCE.</li> </ol>	<p><b>STATUS:</b></p> <p>AMENDED FINAL ORDER ISSUED ON 06/05/18 TO COMPLY BY 03/02/18 WITH SECOND CONDITION OR A FINE IN THE AMOUNT OF \$100.00 PER DAY UNTIL COMPLIED. TO APPEAR AT THE 07/03/18 IMPOSITION HEARING IF NOT IN COMPLIANCE</p> <p><b>FINAL ORDER AMENDED TO COMPLY BY 08/06/18 AND TO APPEAR AT THE 08/7/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.</b></p>
2.5	CASE 2018 - 095	<p><b>OWNER(S):</b> 13110 INVESTMENT LLC  <b>ADDRESS:</b> V LOT E OF 4610 SW 178 AVE  <b>FOLIO:</b> 5040 30 09 0020</p> <p><b>VIOLATION(S):</b></p> <ol style="list-style-type: none"> <li>1) <b>CODE SECTION 020 – 030 (A) AND CODE SECTION 020 – 040 (D) –</b> FAILURE TO MAINTAIN PROPERTY, GRASS IS OVERGROWN ON ALL AREAS</li> </ol>	<p><b>STATUS:</b></p> <p>FINAL ORDER ISSUED ON 06/05/18 TO COMPLY BY 06/15/18 OR A FINE IN THE AMOUNT OF \$250.00 UNTIL COMPLIED. TO APPEAR AT THE 07/03/18 IMPOSITION HEARING IF NOT IN</p>

		INCLUDING THE RIGHT OF WAY	COMPLIANCE. CORRECTION OF THE VIOLATION ON 06/21/18 OR (6) DAYS AFTER REQUIRED COMPLIANCE DATE. FINE IN THE AMOUNT OF \$1,500.00 PLUS \$150.00 ADMINISTRATIVE FEE DUE TO THE TOWN.  <b>ORDER IMPOSING OF PENALTY IN THE AMOUNT OF \$1,650.00.</b>
2.6	CASE 2018 - 166	OWNER(S): DUBOIS, YENEUSY ZAMORA, MERA, NELSON GARCIA ADDRESS: 5721 SW 163 AVE FOLIO: 5040 32 04 0134  VIOLATION(S): 1) <b>CODE SECTION 045 – 030 (C)(1) –</b> STORAGE OF COMMERCIAL VEHICLES AND EQUIPMENT ON PROPERTY. USING PROPERTY AS STAGING AREA FOR BUSINESS NOT ALLOWED IN ZONING DISTRICT. 2) <b>CODE SECTION 045 – 050 AND 045 – 060 –</b> PARKING OF VEHICLES NOT REGISTERED TO PROPERTY OR PROPERTY OWNER.	STATUS:  FINAL ORDER ISSUED 06/05/18 TO CORRECT BY 07/02/18 OR TO APPEAR AT THE 07/03/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.  <b>COMPLIANCE PRIOR TO THE HEARING.</b>
2.7	CASE 2018 - 207	OWNER(S): BRAD A MCBRIDE AND MICHAEL A MCBRIDE ADDRESS: 13851 PALOMINO DRIVE FOLIO: 5040 34 01 0013  VIOLATION(S): 1) <b>CODE SECTION 005 – 080 (A) –</b> WORK WITHOUT A PERMIT TO WIT: INSTALLATION OF FENCE WITHOUT A PERMIT.	STATUS:  FINAL ORDER ISSUED ON 05/25/18 TO COMPLY BY 07/02/18. TO COME TO THE 07/03/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.  <b>COMPLIED WITH THE ORDER TO PROVIDE A SURVEY BY 07/02/18. ORDER TO APPEAR AT THE 08/07/18 HEARING.</b>

### 3. NEW CASES

3.1	CASE 2017 - 635	OWNER(S): CARBONELL, CLAUDIA CARBONELL, ARTURO ADDRESS: 5881 SW 160 AVE FOLIO: 5040 32 04 0022	STATUS:  NOTICE OF VIOLATION ISSUED ON 12/21/17 TO
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		<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) <b>(COMPLIANCE)</b></li> <li>2) <b>CODE SECTION 045 – 030 (C)(5)(A) –</b> VEHICLE MUST BE USED FOR HOBBY OR OTHER PERSONAL NON-BUSINESS PURPOSE.</li> <li>3) <b>CODE SECTION 045 – 030 (C)(4)(B)(3) –</b> RECREATIONAL VEHICLE PARKED WITHIN SETBACK NOT ALLOWED.</li> </ol>	<p>COMPLY BY 01/02/18, NOTICE OF HEARING ISSUED ON 02/02/18 TO APPEAR AT THE 03/06/18 IF NOT IN COMPLIANCE. ORDER OF CONTINUANCE ISSUED ON 03/06/18. NEW COMPLAINT RECEIVED RELATED TO ITEM (2) AND (3), NOTICE OF HEARING ISSUED TO APPEAR AT THE 07/03/18 HEARING.</p> <p><b>ITEM #2 DISMISSED, ITEM #3. GIVEN 60 DAYS OR UNTIL 09/03/18 OR A FINE IN THE AMOUNT OF \$100.00 PER DAY. ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00. TO APPEAR AT THE 09/04/18 IMPOSITION HEARING IF NOT IN COMPLIANCE</b></p>
3.2	CASE 2018- 017	<p><b>OWNER(S):</b> SAWH BROTHERS HOLDINGS LLC  <b>ADDRESS:</b> 12475 SW 58 STREET  <b>FOLIO:</b> 5040 35 01 0058</p> <p><b>VIOLATION(S):</b></p> <ol style="list-style-type: none"> <li>1) <b>CODE SECTION 005 – 120 (B) -</b> OPERATING ASSISTED LIVING FACILITY WITHOUT CERTIFICATE OF USE</li> </ol>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 01/18/18 TO COMPLY BY 01/30/18, SETTLEMENT AGREEMENT REACHED WITH THE TOWN TO STOP OPERATIONS BY 05/15/18. VIOLATION OF THE AGREEMENT, NOTICE OF HEARING ISSUED ON 06/04/18 TO APPEAR AT THE 07/03/18 HEARING.</p> <p><b>COMPLIANCE PRIOR TO THE HEARING.</b></p>
3.3	CASE 2018- 134	<p><b>OWNER(S):</b> TERRA RANCHES INVESTMENTS LLC  <b>ADDRESS:</b> V LOT ON SW 172 AVE  <b>FOLIO:</b> 5140 05 32 0010</p> <p><b>VIOLATION(S):</b></p> <ol style="list-style-type: none"> <li>1) <b>CODE SECTION 005 – 270 –</b> FENCE INSTALLED ON RIGHT OF WAY WITHOUT AUTHORIZATION AND OUTSIDE THE SCOPE OF APPROVED PERMIT <b>(CORRECTION)</b></li> <li>2) <b>CODE SECTION 020 – 040 (E)(1) –</b> FAILURE TO MAINTAIN PROPERTY TO</li> </ol>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 04/17/18 TO COMPLY BY 04/29/18, NOTICE OF HEARING ISSUED ON 06/04/18 TO APPEAR AT THE 07/03/18 HEARING.</p> <p><b>COMPLIANCE PRIOR TO THE HEARING.</b></p>

		WIT: ALLOWING GRAFFITI ON THE FENCE SCREENING.	
3.4	CASE 2018- 148	OWNER(S): RAMIREZ, OTTO & TERESITA ADDRESS: 4971 SW 170 AVE FOLIO: 5040 32 02 0127  VIOLATION(S): 1) <b>CODE SECTION 005 – 080 (A)</b> – WORK WITHOUT A PERMIT. GRADING AND FILLING BEING DONE WITHOUT APPROVAL AND PERMITS.	STATUS:  NOTICE OF VIOLATION ISSUED ON 06/04/18 TO COMPLY BY 04/30/18, NOTICE OF HEARING ISSUED ON 06/04/18 TO APPEAR AT THE 07/03/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.  <b>COMPLIANCE PRIOR TO THE HEARING.</b>
3.5	CASE 2018- 185	OWNER(S): FLORES, EDUARDO FLORES, JACQUELINE ADDRESS: 17450 SW 54 STREET FOLIO: 5040 31 01 0052  VIOLATION(S): 1) <b>CODE SECTION 045 – 060, 045 – 050 AND 2017 -014</b> – USE OF PROPERTY NOT PERMITTED TO WIT: COMPOSTING OF VEGETATION NOT ORIGINATING FROM PROPERTY AND STORING MATERIAL ON SITE. <b>(COMPLIANCE)</b> 2) <b>CODE SECTION 005 - 120</b> – OPERATING HOME BUSINESS WITHOUT CERTIFICATE OF USE	STATUS:  NOTICE OF VIOLATION ISSUED ON 05/03/18 TO COMPLY BY 05/15/18, NOTICE OF HEARING ISSUED ON 06/04/18 TO APPEAR AT 07/03/18 IF NOT IN COMPLIANCE.  <b>COMPLIED PRIOR TO THE HEARING.</b>
3.6	CASE 2018- 216	OWNER(S): SCHMIDT, ANA SCHMIDT, ARIEL ADDRESS: 17701 SW 63 MANOR FOLIO: 5140 06 19 0020  VIOLATION(S): 1) <b>CODE SECTION 045-030 (D)(4)</b> – SHIPPING CONTAINER NOT PROPERLY SCREENED FROM VIEW FROM STREET AND ALL ADJACENT PROPERTIES	STATUS:  NOTICE OF VIOLATION ISSUED ON 05/15/18 TO COMPLY BY 05/25/18, NOTICE OF HEARING ISSUED ON 05/24/18 TO APPEAR AT 07/03/18 IF NOT IN COMPLIANCE.  <b>ADMITTED VIOLATION, GIVEN 10 DAYS OR UNTIL 07/13/18 TO COMPLY OR A FINE IN THE AMOUNT OF \$100.00. TO APPEAR AT THE 08/07/18 IMPOSITION HEARING IF NOT IN COMPLIANCE. NO ADMINISTRATIVE FEE.</b>

3.7	CASE 2018- 232	<p><b>OWNER(S):</b> DUBOIS, YENEISY ZAMORA MERA, NELSON GARCIA  <b>ADDRESS:</b> 5721 SW 163 AVE  <b>FOLIO:</b> 5040 32 04 0134</p> <p><b>VIOLATION(S):</b>  1) <b>CODE SECTION 005 – 080 (A) –</b> WORK WITHOUT A PERMIT TO WIT: FILL BROUGHT INTO THE PROPERTY WITH NO PERMIT.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 05/29/18 TO COMPLY BY 06/10/18, NOTICE OF HEARING ISSUED ON 06/14/18 TO APPEAR AT 07/03/18 HEARING.</p> <p><b>ADMITTED VIOLATION, GIVEN 10 DAYS OR UNTIL 07/13/18. A FINE IN THE AMOUNT OF \$100.00 IF NOT IN COMPLIANCE. TO APPEAR AT THE 08/07/18 IMPOSITION HEARING IF NOT IN COMPLINACE, NO ADMINISTRATIVE FEE.</b></p>
3.8	CASE 2018- 234	<p><b>OWNER(S):</b> VARGAS, PETER I &amp; ANGELA V  <b>ADDRESS:</b> 5700 SW 188 AVE  <b>FOLIO:</b> 5039 36 05 0140</p> <p><b>VIOLATION(S):</b>  1) <b>CODE SECTION 005 – 120 (C)(1) –</b> FAILURE TO COMPLY WITH APPROVED GUIDELINES FOR A CERTIFICATE OF USE FOR A HOME-BASED BUSINESS.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 05/30/18 TO COMPLY BY 06/10/18, NOTICE OF HEARING ISSUED ON 06/18/18 TO APPEAR AT THE 07/03/18 HEARING.</p> <p><b>ADMITTED VIOLATION, GIVEN 30 DAYS OR UNTIL 08/06/18 TO COMPLY OR A FINE IN THE AMOUNT OF \$100.00 PER DAY. TO APPEAR AT THE 08/07/18 IMPOSITION HEARING IF NOT IN COMPLIANCE. NO ADMINISTRATIVE FEE.</b></p>
3.9	CASE 2018- 238	<p><b>OWNER(S):</b> REAL, MORAIMA PINO, CARMEN  <b>ADDRESS:</b> 4710 SW 166 AVE  <b>FOLIO:</b> 5040 32 05 1080</p> <p><b>VIOLATION(S):</b>  1) <b>CODE SECTION 005 – 080 (A) –</b> WORK DONE WITHOUT A PERMIT TO WIT: ROOF TERRACE IN REAR OF PROPERTY CONSTRUCTED WITHOUT A PERMIT</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 05/31/18 TO COMPLY BY 06/12/18, NOTICE OF HEARING ISSUED ON 06/18/18 TO APPEAR AT THE 07/03/18 HEARING.</p> <p><b>ADMITTED VIOLATION, GIVEN 30 DAYS OR UNTIL</b></p>

			<b>08/06/18 TO COMPLY OR A FINE IN THE AMOUNT OF \$100.00 PER DAY. TO APPEAR AT THE 08/07/18 IMPOSITION HEARING IF NOT IN COMPLIANCE. NO ADMINISTRATIVE FEE.</b>
<b>3.10</b>	<b>CASE 2018- 241</b>	<b>OWNER(S):</b> HERNANDEZ, VICTOR HERNANDEZ, NADIA C <b>ADDRESS:</b> 5621 SW 195 TERRACE <b>FOLIO:</b> 5039 36 07 0570  <b>VIOLATION(S):</b> <ol style="list-style-type: none"> <li>1) <b>CODE SECTION 005 – 080 (A) –</b> WORK WITHOUT A PERMIT, FILLING BEING DONE WITHOUT APPROVAL AND PERMIT. <b>(COMPLIED)</b></li> <li>2) <b>CODE SECTION 020 – 030 (A) AND 020 – 040 (D) –</b> FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN ALL AREAS.</li> <li>3) <b>CODE SECTION 045 – 030 (C) –</b> PARKING AND STORAGE OF VEHICLES WITHOUT A PERMANENT DWELLING. ONLY ALLOWED AS AN ACCESSORY USE.</li> <li>4) <b>CODE SECTION 045 – 030 (5)(B) –</b> LIVING OUT IF AN RV ON A VANCAT LOT NOT ALLOWED WITHOUT AN ACTIVE BUILDING PERMIT.</li> </ol>	<b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 04/30/18 TO COMPLY BY 05/12/18, NOTICE OF HEARING ISSUED ON 05/24/18  <b>GIVEN 10 DAYS TO COMPLY OR BY 07/13/18 OR A FINE IN THE AMOUNT OF \$100.00 PER DAY PER VIOLATION. TO APPEAR AT THE 08/07/18 IMPOSITION HEARING IF NOT IN COMPLIANCE. ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00.</b>

#### 4. CITATIONS

<b>4.1</b>	<b>CASE 2018-211</b>	<b>OWNER(S):</b> COQUINA STATION LLC % PHILLIPS EDISON GROUP LLC <b>ADDRESS:</b> 6840 DYKES ROAD <b>FOLIO:</b> 5140 04 13 0060  <b>VIOLATION(S):</b> <ol style="list-style-type: none"> <li>1) <b>CODE SECTION 7 - 3 –</b> FALSE ALARM IN EXCESS OF (2), 3<sup>RD</sup> FALSE ALARM ON 05/01/18.</li> </ol>	<b>STATUS:</b>  CIVIL VIOLATION 13600 ISSUED ON 06/18/18.  <b>PAYMENT OF VIOLATION PRIOR TO THE HEARING</b>
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**5. RE-HEARINGS**

5.1	CASE	<b>OWNER(S):</b> <b>ADDRESS:</b> <b>FOLIO:</b>  <b>VIOLATION(S):</b> 1)	<b>STATUS:</b>
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**6. FORECLOSURE REQUESTS**

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