

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.**

MINUTES

1. CALL SESSION TO ORDER

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

2.1	CASE 2017-494	OWNER(S): RUSSELL, ANGELA PARISH ADDRESS: 6300 SW 136 AVE FOLIO: 5140 02 01 0134 VIOLATION(S): 1) TOWN RESOLUTION 2012 - 031 – FAILURE TO COMPLY WITH RESOLUTION TO WIT: OBTAIN FIRE APPROVALS AS REQUIRED UNDER EXIBIT A OF THE RESOLUTION.	STATUS: 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. COMPLIANCE PRIOR TO THE HEARING
2.2	CASE 2017 - 594	OWNER(S): MORALES, CESAR LEON, RENE & CABRERA, EDUARDO ADDRESS: 5301 SW 198 TERRACE FOLIO: 5039 35 08 0200 VIOLATION(S): 1) CODE SECTION 045 – 030 (D) – PORTABLE STORAGE UNIT KEPT ON PROPERTY IN EXCESS OF THIRTY (30) DAYS IS NOT ALLOWED WITHOUT AN ACTIVE BUILDING PERMIT. 2) CODE SECTION 005 – 080 (A) – WORK WITHOUT A PERMIT TO WIT: ROOF OF KENNEL DONE WITHOUT A PERMIT.	STATUS: 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. COMPLIANCE PRIOR TO THE HEARING
2.3	CASE 2017 - 595	OWNER(S): JULETT A WILLIAMS AND JOHN A WYCHE ADDRESS: V LOT W OF 18070 SW 70 PLACE FOLIO: 5140 06 03 0180 VIOLATION(S): 1) CODE SECTION 045 – 030 (C) – PARKING OF COMMERCIAL VEHICLES ON A	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

		<p>VANCAT LOT NOT ALLOWED.</p> <p>2) CODE SECTION 045 – 030 (C)(1) – PARKING OF VEHICLES NOT REGISTERED TO THE PROPERTY.</p>	<p>IN COMPLIANCE.</p> <p>AMENDED ORDER TO COMPLY BY 07/02/18 AND TO APPEAR AT THE 07/03/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.</p>
2.4	CASE 2017 - 627	<p>OWNER(S): ROLLING OAKS RANCHES LLC ADDRESS: 6050 SW 180 TERRACE FOLIO: 5140 06 13 0010</p> <p>VIOLATION(S):</p> <p>1) CODE SECTION 005 – 080 (A) – WORK WITHOUT A PERMIT TO WIT: CLEARING AND GRADING OF THE PROPERTY WITHOUT A PERMIT</p>	<p>STATUS:</p> <p>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.</p> <p>CORRECTION PRIOR TO THE HEARING</p>
2.5	CASE 2017 - 634	<p>OWNER(S): WILMINGTON SAVINGS FUND SOCIETY CHRISTIANA TE % PRETIUM MTG ADDRESS: 5741 SW 162 AVE FOLIO: 5040 32 04 0164</p> <p>VIOLATION(S):</p> <p>1) CODE SECTION 020 – 030 (A) AND 020 – 040 (D) – 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.</p>	<p>STATUS:</p> <p>FINAL ORDER ISSUED ON 02/06/18 TO COMPLY BY 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.</p> <p>CORRECTION PRIOR TO THE HEARING</p>

3. NEW CASES

3.1	CASE 2017-568	<p>OWNER(S): CHRIST COVENANT CHURCH INC ADDRESS: 4711 SW 186 AVE FOLIO: 5039 25 02 0085</p> <p>VIOLATION(S):</p> <p>1) CODE SECTION 020 – 030 (A) AND 020 – 040 (D) – FAILURE TO MAINTAIN PROPERTY BY ALLOWING DEBRIS TO REMAIN ON PROPERTY. TREES ARE UPROOTED AND LAYING ON GROUND ALONG WITH DEAD BRANCHES AND BUSHES.</p>	<p>STATUS:</p> <p>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</p> <p>CORRECTION PRIOR TO THE HEARING</p>
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3.2	CASE 2017 - 588	<p>OWNER(S): MATAMOROS, NOREN ADDRESS: 18530 SW 55 STREET FOLIO: 5039 36 03 0070</p> <p>VIOLATION(S):</p> <ol style="list-style-type: none"> 1) CODE SECTION 005 – 080 (A) – WORK DONE WITHOUT A PERMIT TO WIT: DRIVEWAY IN THE FRONT AND REAR OF THE PROPERTY WITHOUT A PERMIT. 	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 11/15/17 TO COMPLY BY 11/27/17, NOTICE OF HEARING ISSUED ON 01/26/18 APPEAR AT THE 03/06/18 HEARING.</p> <p>FOUND IN VIOLATION, GIVEN 30 DAYS TO COMPLY OR BY 04/02/18 OR A FINE OF \$250.00 PER DAY UNTIL COMPLIED. ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00. TO APPEAR AT THE 04/03/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.</p>
3.3	CASE 2017-597	<p>OWNER(S): YELLOWSTONE NURSERY LLC ADDRESS: 6701 SW 187 WAY FOLIO: 5139 01 01 0014</p> <p>VIOLATION(S):</p> <ol style="list-style-type: none"> 1) CODE SECTION 020 – 030 AND 020 - 040 JUNK AND DEBRIS ON PROPERTY 2) CODE SECTION 020 – 030 (A) AND 020 – 040 (D) – FAILURE TO MAINTAIN PROPERTY. OVERGROWN GRASS ON ALL AREAS OF PROPERTY. 3) CODE SECTION 045 – 030 (C) – PARKING OF COMMERCIAL VEHICLES AND VEHICLES NOT REGISTERED TO PROPERTY NOT ALLOWED. 	<p>STATUS:</p> <p>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.</p> <p>CORRECTION PRIOR TO THE HEARING</p>
3.4	CASE 2017-618	<p>OWNER(S): CARDOSO, JULIO & POLLY ADDRESS: 5301 SW 195 TERRACE FOLIO: 5039 36 01 0106</p> <p>VIOLATION(S):</p> <ol style="list-style-type: none"> 1) CODE SECTION 005 – 080 (A) – WORK WITHOUT PERMIT TO WIT: INSTALLATION OF A GATE ON FENCE ALONG THE WEST SIDE OF THE PROPERTY ALLOWING ACCESS INTO NEIGHBOR’S PROPERTY 	<p>STATUS:</p> <p>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</p> <p>CORRECTION PRIOR TO THE HEARING</p>
3.5	CASE 2017-622	<p>OWNER(S): NOCEDA, ERNESTO ADDRESS: 4620 SW 170 AVE FOLIO: 5040 29 01 0442</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 12/8/17 TO COMPLY</p>

		VIOLATION(S): 1) CODE SECTION 005 – 080 (A) – WORK DONE WITHOUT A PERMIT TO WIT: STRUCTURE BUILT IN THE REAR OF THE PROPERTY WITHOUT A PERMIT	BY 12/20/17, NOTICE OF HEARING ISSUED ON 01/26/18 TO APPEAR AT THE 03/06/18 HEARING ADMITTED VIOLATION, GIVEN UNTIL 06/04/18 FOR CORRECTION AND TO APPEAR AT THE 06/05/18 HEARING IF NOT IN COMPLIANCE. FINE OF \$100.00 PER DAY IF NOT IN COMPLIANCE
3.6	CASE 2017-628	OWNER(S): ATTAL, KENNY & DOMINIQUE ADDRESS: 17327 SW 54 STREET FOLIO: 5040 31 01 0047 VIOLATION(S): 1) CODE SECTION 005 – 080 (A) – CLEARING / GRADING / FILLING DONE WITHOUT APPROVAL AND PERMIT	STATUS: 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 ADMITTED VIOLATION, GIVEN UNTIL 04/02/18 TO COMPLY OR A FINE IN THE AMOUNT OF \$100.00. NO ADMINISTRATIVE FEE IMPOSED. TO APPEAR AT THE 04/03/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.
3.7	CASE 2017 - 635	OWNER(S): CARBONELL, ARTURO CARBONELL, CLAUDIA ADDRESS: 5881 SW 160 AVE FOLIO: 5040 32 04 0022 VIOLATION(S): 1) CODE SECTION 005 -080 (A) – CLEARING / GRADING /FILLING BEING DONE WITHOUT APPROVAL AND PERMITS (SOUTH SIDE OF THE PROPERTY) 2) CODE SECTION 045 -030 (C) (5) (A) – COMMERCIAL OFFICE TRAILER NOT ALLOWED ON THE PROPERTY. (COMPLAINT REMOVED BY COMPLAINANT) 3) CODE SECTION 045 – 030 (C) (4) (B) (3) – RV NOT WITHIN SETBCK	STATUS: 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 CASE CONTINUED TO 04/03/18 HEARING TO VERIFY COMPLIANCE.

		REQUIREMENTS (COMPLAINT REMOVED BY COMPLAINANT)	
3.8	CASE 2017-643	<p>OWNER(S): SANCHEZ, CARMEN & SANCHEZ, ENI G ADDRESS: 5400 SW 160 AVE FOLIO: 5040 32 01 0094</p> <p>VIOLATION(S): 1) CODE SECTION 020 – 030 (A) AND 020 – 040 (A) – FAILURE TO MAINTAIN PROPERTY TO WIT: JUNK AND DEBRIS BEING STORED ON REAR OF THE PROPERTY.</p>	<p>STATUS:</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> <p>CORRECTION PRIOR TO THE HEARING.</p>
3.9	CASE 2017-646	<p>OWNER(S): MENDEZ, AIMEE & CARLOS ADDRESS: 5020 SW 167 AVE FOLIO: 5040 32 02 0084</p> <p>VIOLATION(S): 1) CODE SECTION 005 – 080 (A) – CLEARING / GRADING / FILLING BEING DONE WITHOUT APPROVAL AND PERMITS</p>	<p>STATUS:</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> <p>ADMITTED VIOLATION. GIVEN UNTIL 04/02/18 TO COMPLY OR A FINE IN THE AMOUNT OF \$100.00 PER DAY UNTIL CORRECTED. NO ADMINISTRATIVE FEE IMPOSED. TO APPEAR AT THE 04/03/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.</p>
3.10	CASE 2017-648	<p>OWNER(S): GOMEZ, ANTHONY ADDRESS: 20220 SW 50 PLACE FOLIO: 5039 35 03 0760</p> <p>VIOLATION(S): 1) CODE SECTION 005 – 080 (A) – CLEARING / GRADING / FILLING BEING DONE WITHOUT APPROVAL AND PERMITS</p>	<p>STATUS:</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>CORRECTION PRIOR TO THE HEARING</p>

3.11	CASE 2017-649	<p>OWNER(S): BRIDGMAN, JAMES & DEBBRA ADDRESS: 4801 SW 193 LANE FOLIO: 5039 35 03 0760</p> <p>VIOLATION(S): 1) CODE SECTION 005 – 080 (A) – CLEARING / GRADING / FILLING BEING DONE WITHOUT APPROVAL AND PERMITS</p>	<p>STATUS:</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>CORRECTION PRIOR TO THE HEARING</p>
3.12	CASE 2018-011	<p>OWNER(S): MILLER, RICHARD ADDRESS: V LOT W OF 12850 SW 56 STREET FOLIO: 5040 35 01 0140</p> <p>VIOLATION(S): 2) CODE SECTION 020 – 030 (A) AND 020 – 040 (D) – FAILURE TO MAINTAIN PROPERTY TO WIT: DEAD TREES REMAIN FALLEN OVER AND OVERGROWN UNDERBRUSH</p>	<p>STATUS:</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> <p>ADMITTED VIOLATION, GIVEN 30 DAYS OR UNTIL 04/02/18 TO COMPLY OR A FINE IN THE AMOUNT \$100.00 PER DAY UNTIL COMPLIED. NO ADMINISTRATIVE FEE IMPOSED. TO APPEAR AT THE 04/03/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.</p>
3.13	CASE 2018-021	<p>OWNER(S): VIDAL, RUBEN & BERTHA RENOVA ADDRESS: V LOT W OF 17651 SW 61 CT FOLIO: 5140 06 09 0010</p> <p>VIOLATION(S): 3) CODE SECTION 020 – 030 (A) AND 020 – 040 (D) – FAILURE TO MAINTAIN PROPERTY TO WIT: OVERGROWN UNDERBRUSH</p>	<p>STATUS:</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> <p>CORRECTION PRIOR TO THE HEARING</p>
3.14	CASE 2018-038	<p>OWNER(S): LAAROSSI, IMADEDINE & RAQUEL ADDRESS: 19000 SW 56 STREET FOLIO: 5039 36 10 0420</p> <p>VIOLATION(S): 4) CODE SECTION BCC 4-8 – ALLOWING ANIMAL (DOGS) TO ESCAPE PROPERTY</p>	<p>STATUS:</p> <p>NOTICE OF HEARING ISSUED ON 02/05/18 TO APPEAR AT THE 03/06/18 HEARING</p> <p>CASE CONTINUED TO 04/03/18 BY SPECIAL MAGISTRATE.</p>

		AND REMAIN LOOSE. FAILURE TO SECURE ANIMALS WITHIN PROPERTY RESULTING IN AN ATTACK.	
3.15	CASE 2018-047	OWNER(S): LINDO, RAMON A & ROMERO, IRIS I ADDRESS: 4910 SW 173 WAY FOLIO: 5040 31 01 0044 VIOLATION(S): 5) 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.	STATUS: NOTICE OF HEARING ISSUED ON 02/05/18 TO APPEAR AT THE 03/06/18 HEARING FOUND GUILTY, ANY REPEAT VIOLATION WILL CARRY A FINE OF \$250.00 PER OCCURRENCE. ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00 IMPOSED.

4. CITATIONS

4.1	CASE 2018A-043	OWNER(S): OPH / WESTON REALTY LC ADDRESS: 6650 DYKES ROAD FOLIO: 5140 04 13 0012 VIOLATION(S): 1) CODE SECTION 7-3(A) – FALSE ALARM IN EXCESS OF TWO (2); 3 RD FALSE ALARM.	STATUS: CIVIL VIOLATION 13474 ISSUED ON 02/13/18. FOUND IN VIOLATION, FINE OF \$50.00 IMPOSED PLUS \$150.00 ADMINISTRATIVE FEE
4.2	CASE 2018A-046	OWNER(S): TOSSAS, EZER & LINDA ADDRESS: 6910 APPALOOSA TRAIL FOLIO: 5140 02 01 0412 VIOLATION(S): 2) CODE SECTION 7-3(A) – FALSE ALARM IN EXCESS OF TWO (2); 3 RD FALSE ALARM.	STATUS: CIVIL VIOLATION 13322 ISSUED ON 02/13/18. PAYMENT OF THE FINE PRIOR TO THE HEARING.
4.3	CASE 2018A-046	OWNER(S): TOSSAS, EZER & LINDA ADDRESS: 6910 APPALOOSA TRAIL FOLIO: 5140 02 01 0412 VIOLATION(S): 3) CODE SECTION 7-3(A) – FALSE ALARM IN EXCESS OF TWO (2); 4 TH FALSE ALARM.	STATUS: CIVIL VIOLATION 13323 ISSUED ON 02/13/18. PAYMENT OF THE FINE PRIOR TO THE HEARING.

5. REPEAT VIOLATION

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6. FORECLOSURE REQUESTS

6.1	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).