

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  
APRIL 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- 508</b>	<b>OWNER(S):</b> DIAZ SUAREZ, NAYELIS <b>ADDRESS:</b> 4861 SW 193 LANE <b>FOLIO:</b> 5039 36 06 0050  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 005 – 008 (A) –</b> CLEARING / GRADING / FILLING BEING DONE WITHOUT APPROVAL AND PERMITS.	<b>STATUS:</b>  FINAL ORDER ISSUED ON 01/05/18 TO COMPLY BY 04/02/18 OR A FINE IN THE AMOUNT OF \$100.00 PER DAY UNTIL CORRECTED. TO APPEAR AT THE 04/03/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.
2.2	<b>CASE  2017 - 588</b>	<b>OWNER(S):</b> MATAMOROS, NOREN <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 DONE WITHOUT A PERMIT TO WIT: DRIVEWAY IN THE FRONT AND REAR OF THE PROPERTY WITHOUT A PERMIT	<b>STATUS:</b>  FINAL ORDER ISSUED ON 03/06/18 TO COMPLY 04/02/18 OR A FINE OF \$250.00 PER DAY IF NOT IN COMPLIANCE. TO APPEAR AT THE 04/03/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.
2.3	<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 NOT ALLOWED WITHOUT AN ACTIVE BUILDING PERMIT. <b>(COMPLIANCE)</b> 2) <b>CODE SECTION 005 – 080 (A) –</b> WORK WITHOUT A PERMIT, TO WIT: ROOF OF KENNEL DONE WITHOUT PERMIT.	<b>STATUS:</b>  FINAL ORDER ISSUED ON 01/05/18 TO COMPLY BY 03/05/18 OR A FINE OF \$100.00 PER DAY IF NOT IN COMPLIANCE. TO APPEAR AT THE 03/06/18. COMPLIANCE ON 03/01/18. AMENDED NOTICE OF HEARING FOR ITEM 2) ISSUED ON 03/07/18 TO APPEAR AT THE 04/03/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.

2.4	CASE 2017 - 628	OWNER(S): ATTAL, KENNY & DOMINIQUE ADDRESS: 17327 SW 54 STREET FOLIO: 5040 31 01 0047  VIOLATION(S): 1) <b>CODE SECTION 005 – 080 (A) –</b> WORK WITHOUT A PERMIT TO WIT CLEARING / GRADING / FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	STATUS:  FINAL ORDER ISSUED ON 03/6/18 TO COMPLY 04/02/18 OR A FINE OF \$100.00 PER DAY IF NOT IN COMPLIANCE. TO APPEAR AT THE 04/03/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.
2.5	CASE 2017 - 635	OWNER(S): CARBONELL, ARTURO CARBONELL, CLAUDIA ADDRESS: 5881 SW 160 AVE FOLIO: 5040 32 04 0022  VIOLATION(S): 1) <b>CODE SECTION 005 – 080 (A) –</b> CLEARING / GRADING / FILLING BEING DONE WITHOUT A PERMIT	STATUS:  ORDER OF CONTINUANCE ISSUED ON 03/06/18 TO APPEAR AT THE 04/03/18 HEARING  <b>CORRECTION PRIOR TO THE HEARING</b>
2.6	CASE 2017 - 646	OWNER(S): MENDEZ, AIMEE AND CARLOS ADDRESS: 5020 SW 167 AVE FOLIO: 5040 32 02 0084  VIOLATION(S): 1) <b>CODE SECTION 005 – 080 (A) –</b> CLEARING / GRADING / FILLING BEING DONE WITHOUT A PERMIT	STATUS:  FINAL ORDER ISSUED ON 03/06/18 TO COMPLY BY 04/02/18 OR A FINE IN THE AMOUNT OF \$100.00. TO APPEAR AT THE 04/03/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.
2.7	CASE 2018 - 011	OWNER(S): MILLER, RICHARD ADDRESS: V LOT W OF 12850 SW 56STREET FOLIO: 5040 35 01 0140  VIOLATION(S): 1) <b>CODE SECTION 020 – 030 AND 020-040 –</b> FAILURE TO MAINTAIN PROPERTY TO WIT: DEAD TREES FALLEN AND OVERGROWN UNDERBRUSH.	STATUS:  FINAL ORDER ISSUED ON 03/06/18 TO COMPLY BY 04/02/18 OR A FINE IN THE AMOUNT OF \$100.00. TO APPEAR AT THE 04/03/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.  <b>CORRECTION PRIOR TO THE HEARING</b>

### 3. NEW CASES

3.1	CASE 2016- 583	OWNER(S): CHRIST COVENANT CHURCH INC ADDRESS: 4700 SW 188 AVE FOLIO: 5039 25 03 0180  VIOLATION(S): 1) <b>CODE SECTION 095 – 040 (A) –</b>	STATUS:  NOTICE OF VIOLATION ISSUED ON 10/19/16 TO COMPLY BY 10/31/16, COMPLIANCE. RE-OPENED
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		VIOLATION OF THE NIGHT SKY ORDINANCE.	CASE AND NOTICE OF HEARING ISSUED ON 03/19/18 TO APPEAR AT THE 04/03/18 HEARING.  <b>CORRECTION PRIOR TO THE HEARING</b>
3.2	<b>CASE 2017 - 625</b>	<b>OWNER(S):</b> GONZALEZ, JUAN ISMAEL <b>ADDRESS:</b> 5801 ESTATES DRIVE <b>FOLIO:</b> 5040 34 08 0050  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 095 – 030 (C)</b> – FAILURE TO COMPLY WITH THE OUTDOOR LIGHTING STANDARD CODE TO WIT: INSTALLED LIGHTS THAT DO NOT MEET THE NIGHT SKY ORDINANCE.	<b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 12/13/17 TO COMPLY BY 12/25/17, NOTICE OF HEARING ISSUED ON 03/19/18 TO APPEAR AT THE 04/03/18 HEARING.  <b>CORRECTION PRIOR TO THE HEARING</b>
3.3	<b>CASE 2018- 032</b>	<b>OWNER(S):</b> TORRES, ERIKA <b>ADDRESS:</b> 18301 SW 50 STREET <b>FOLIO:</b> 5040 30 00 0061  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 005 – 080 (A)</b> - WORK WITHOUT A PERMIT TO WIT: DRIVEWAY AND FENCE	<b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 01/29/18 TO COMPLY BY 02/10/18, NOTICE OF HEARING ISSUED ON 3/16/18 TO APPEAR AT THE 04/03/18 HEARING.
3.4	<b>CASE 2018- 037</b>	<b>OWNER(S):</b> MAURICIO, ALFONSO & PAULA <b>ADDRESS:</b> 18501 SW 54 PL <b>FOLIO:</b> 5039 36 01 0072  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 16 – 19(F) AND SECTION 045 – 030 (R)</b> – FAILURE TO OBTAIN SERVICE FOR NURSERY AS REQUIRED TO DISPOSE OF GARBAGE.	<b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 02/05/18 TO COMPLY BY 02/17/18, NOTICE OF HEARING ISSUED ON 03/08/18 TO APPEAR AT THE 03/06/18 HEARING  <b>CORRECTION PRIOR TO THE HEARING</b>
3.5	<b>CASE 2018- 038</b>	<b>OWNER(S):</b> LAAROUSSI, IMADEDLINE & RAQUEL <b>ADDRESS:</b> 19000 SW 56 ST <b>FOLIO:</b> 5039 36 10 0420  <b>VIOLATION(S):</b> 1) <b>CODE SECTION BCC 4 -8</b> – ALLOWING ANIMAL (DOGS) TO ESCAPE PROPERTY AND REMAIN LOOSE. FAILURE TO SECURE ANIMALS WITHIN PROPERTY	<b>STATUS:</b>  NOTICE OF HEARING ISSUED ON 02/05/18 TO APPEAR AT THE 03/06/18 HEARING. NOTICE OF CONTINUANCE ISSUED ON 03/06/18 TO APPEAR AT THE 04/03/18 HEARING

RESULTING IN AN ATTACK			
3.6	CASE 2018- 055	OWNER(S): LINDO, RAMON A & I ADDRESS: 4910 SW 173 WAY FOLIO: 5040 31 01 0044  VIOLATION(S): 1) <b>CODE SECTION 095 – 030 (C) AND 095 – 040 (A)</b> – VIOLATION OF THE NIGHT SKY ORDINANCE	STATUS:  NOTICE OF VIOLATION ISSUED ON 02/28/18 TO COMPLY BY 03/11/18, NOTICE OF HEARING ISSUED ON 03/22/18 TO APPEAR AT 04/03/18
3.7	CASE 2018- 061	OWNER(S): REYES, MICHAEL E SR & ELIZABETH ADDRESS: 4921 SW 198 TERRACE FOLIO: 5039 35 08 0050  VIOLATION(S): 1) <b>CODE SECTION 005 – 120 (A)</b> – FAILURE TO OBTAIN CERTIFICATE OF USE TO OPERATE HOME BUSINESS (PREMIERE PERFORMANCE LLC)	STATUS:  NOTICE OF VIOLATION ISSUED ON 03/02/18 TO COMPLY BY 03/15/18, NOTICE OF HEARING ISSUED ON 03/16/18 TO APPEAR AT 04/03/18
3.8	CASE 2018- 064	OWNER(S): MORALES, CESAR ADDRESS: 5301 SW 198 TERRACE FOLIO: 5039 35 08 0200  VIOLATION(S): 1) <b>CODE SECTION 005 – 120 (A)</b> – FAILURE TO OBTAIN CERTIFICATE OF USE TO OPERATE HOME BUSINESS ROYAL VETERINARY SERVICES CORP)	STATUS:  NOTICE OF VIOLATION ISSUED ON 03/02/18 TO COMPLY BY 03/15/18, NOTICE OF HEARING ISSUED ON 03/16/18 TO APPEAR AT 04/03/18

#### 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) <b>CODE SECTION 7-3(A)</b> – FALSE ALARM IN EXCESS OF TWO (2); 4 <sup>TH</sup> FALSE ALARM.	STATUS:  CIVIL VIOLATION 13477 ISSUED ON 03/08/18.  <b>PAYMENT PRIOR TO THE HEARING.</b>
4.2	CASE 2017A-046	OWNER(S): TOSSAS, EZER & LINDA ADDRESS: 6910 APPALOOSA TRAIL FOLIO: 5140 02 01 0412  VIOLATION(S): 1) <b>CODE SECTION 7-3(A)</b> – FALSE ALARM IN EXCESS OF TWO (2); 5 <sup>TH</sup> FALSE ALARM.	STATUS:  CIVIL VIOLATION 13475 ISSUED ON 03/08/18.  <b>AMOUNT OF \$250.00 DUE TO THE TOWN OF SOUTHWEST RANCHES</b>

4.3	CASE 2017A-046	OWNER(S): TOSSAS, EZER & LINDA ADDRESS: 6910 APPALOOSA TRAIL FOLIO: 5140 02 01 0412  VIOLATION(S): 1) <b>CODE SECTION 7-3(A)</b> – FALSE ALARM IN EXCESS OF TWO (2); 6TH FALSE ALARM.	STATUS:  CIVIL VIOLATION 13476 ISSUED ON 03/08/18.  <b>AMOUNT OF \$250.00 DUE TO THE TOWN OF SOUTHWEST RANCHES</b>
4.4	CASE 2017A-065	OWNER(S): CAMET, EDUARDO & CAROLINA ADDRESS: 14211 SUNSET LANE FOLIO: 55140 03 01 0041  VIOLATION(S): 1) <b>CODE SECTION 7-3(A)</b> – FALSE ALARM IN EXCESS OF TWO (2); 3RD FALSE ALARM.	STATUS:  CIVIL VIOLATION 13479 ISSUED ON 03/08/18.  <b>AMOUNT OF \$50.00 DUE TO THE TOWN OF SOUTHWEST RANCHES</b>

**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).