

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**  
**JANUARY 3, 2019**  
**9:00 A.M.**  
**REVISED 12/28/18**

**1. CALL SESSION TO ORDER**

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

2.1	<b>CASE</b> <b>2017- 508</b>	<b>OWNER(S):</b> NAYELIS DIAZ SUAREZ <b>ADDRESS:</b> 4861 SW 193 LANE <b>FOLIO:</b> 5039 36 06 0050  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 005 – 080 (A) –</b> FILL / CLEARING WITHOUT A PERMIT	<b>STATUS:</b> AMENDED ORDER ON 10/02/18 TO COMPLY BY 01/02/19 AND TO APPEAR AT THE 01/03/19 IMPOSITION HEARING IF NOT IN COMPLIANCE  <b>COMPLIANCE PRIOR TO  THE HEARING</b>
2.2	<b>CASE</b> <b>2018- 399</b>	<b>OWNER(S):</b> IGLESIA MISSION VIDA INC <b>ADDRESS:</b> 17950 GRIFFIN ROAD <b>FOLIO:</b> 5040 30 03 0010  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 045 – 030 (C)(4) –</b> PARKING AND STORAGE OF COMMERCIAL VEHICLES NOT REGISTERED TO THE PROPERTY	<b>STATUS:</b> STIPULATED FINAL ORDER TO COMPLY BY 12/31/18 OR IMPOSE A PENALTY IN THE AMOUNT OF \$250.00 PER DAY PER VEHICLE.
2.3	<b>CASE</b> <b>2018 - 478</b>	<b>OWNER(S):</b> SEWALD, CRAIG <b>ADDRESS:</b> 18951 SW 53 STREET <b>FOLIO:</b> 5039 36 10 0750  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 045 – 030 (D) –</b> COMMERCIAL VEHICLES EXCEEDING 15,000 LBS NOT PROPERTY SCREENED FROM VIEW. 2) <b>CODE SECTION 045 – 030 (4)(1)(2) –</b> COMMERCIAL VEHICLES EXCEEDING 15,000 LBS NOT COMPLYING WITH REQUIRED SETBACK OF 50’	<b>STATUS:</b> AMENDED FINAL ORDER ISSUED ON 11/19/18 TO COMPLY BY 01/02/19 OR TO APPEAR AT THE 01/03/19 IMPOSITION HEARING IF NOT IN COMPLIANCE.

### 3. NEW CASES

<p><b>3.1</b></p>	<p><b>CASE 2018 - 463</b></p>	<p><b>OWNER(S):</b> MCBRIDE, BRAD A MCBRIDE, MICHELE A <b>ADDRESS:</b> 13851 PALOMINO DRIVE <b>FOLIO:</b> 5040 34 01 0013</p> <p><b>VIOLATION(S):</b></p> <ol style="list-style-type: none"> <li>1) <b>CODE SECTION 045 – 100 (A) –</b> STRUCTURE NOT MEETING REQUIRED SETBACK OF 50’ FOR STRUCTURE THAT IS HOUSING ANIMALS TO THE PROPERTY LINE</li> <li>2) <b>CODE SECTION 005 – 270 –</b> FENCE IS ON TOWN RIGHT OF WAY ON THE WEST SIDE OF THE PROPERTY RUNNING EAST – WEST.</li> </ol>	<p><b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 10/15/18 TO COMPLY BY 10/27/18. NOTICE OF HEARING ISSUED ON 11/30/18 TO APPEAR AT THE 01/03/19 HEARING</p>
<p><b>3.2</b></p>	<p><b>CASE 2018- 502</b></p>	<p><b>OWNER(S):</b> ORTIZ, NATALIE P <b>ADDRESS:</b> 4900 SW 192 TERRACE <b>FOLIO:</b> 5039 36 14 0060</p> <p><b>VIOLATION(S):</b></p> <ol style="list-style-type: none"> <li>1) <b>CODE SECTION 020 – 030 (A) AND 020 – 040 (D) –</b> PROPERTY IS OVERGROWN ALL AREAS TO INCLUDE RIGHT OF WAY.</li> </ol>	<p><b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 11/02/18 TO COMPLY BY 11/14/18, NOTICE OF HEARING ISSUED ON 11/30/18 TO APPEAR AT THE 01/03/19 HEARING</p> <p><b>COMPLIANCE PRIOR TO THE HEARING.</b></p>
<p><b>3.3</b></p>	<p><b>CASE 2018 - 512</b></p>	<p><b>OWNER(S):</b> ARCE, RAMON VALLADARES – ARCE, MARLENE <b>ADDRESS:</b> 6031 SW 178 AVE <b>FOLIO:</b> 5140 06 13 0110</p> <p><b>VIOLATION(S):</b></p> <ol style="list-style-type: none"> <li>1) <b>CODE SECTION 020 – 030 (A) AND 020 – 040 (D) –</b> FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN TO INCLUDE RIGHT OF WAY AREA.</li> </ol>	<p><b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 11/08/18 TO COMPLY BY 11/20/18, NOTICE OF HEARING ISSUED ON 11/26/18 TO APPEAR AT THE 01/03/19</p>
<p><b>3.4</b></p>	<p><b>CASE 2018 - 513</b></p>	<p><b>OWNER(S):</b> CONCEPCION, XANETXI H/E CONCEPCION, JORGE L <b>ADDRESS:</b> 4821 SW 198 TERRACE <b>FOLIO:</b> 5039 35 08 0040</p> <p><b>VIOLATION(S):</b></p> <ol style="list-style-type: none"> <li>1) <b>CODE SECTION 020 – 030 (A) AND 020 – 040 (D) –</b> FAILURE TO MAINTAIN PROPERTY, PROPERTY IS</li> </ol>	<p><b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 11/08/18 TO COMPLY BY 11/20/18, NOTICE OF HEARING ISSUED ON 11/21/18 TO APPEAR AT THE 01/03/19</p>

		OVERGROWN TO INCLUDE RIGHT OF WAY AREA.	
3.5	CASE 2018 - 514	OWNER(S): MORALES, CESAR H/E LEON, RENE & CABRERA, EDUARDO ADDRESS: 5301 SW 198 TERRACE FOLIO: 5039 35 08 0200  VIOLATION(S): 1) <b>CODE SECTION 045 – 030 (4) –</b> PARKING OF COMMERCIAL VEHICLES IN EXCESS OF (1) ONE.	STATUS: NOTICE OF VIOLATION ISSUED ON 11/10/18 TO COMPLY BY 11/21/18, NOTICE OF HEARING ISSUED ON 11/26/18 TO APPEAR AT THE 01/03/19
3.6	CASE 2018 - 517	OWNER(S): DUKE, TERRELL W JR & MICHELLE ADDRESS: 5611 SW 136 AVE FOLIO: 5040 34 01 0111  VIOLATION(S): 1) <b>CODE SECTION 005 - 270 – UN-</b> AUTHORIZED USE OF TOWN RIGHT OF WAY TO WIT: TREE STUMP ON RIGHT OF WAY	STATUS: NOTICE OF VIOLATION ISSUED ON 11/13/18 TO COMPLY BY 11/25/18, NOTICE OF HEARING ISSUED ON 11/30/18 TO APPEAR AT THE 01/03/18  <b>COMPLIANCE PRIOR TO THE HEARING.</b>
3.7	CASE 2018 - 561	OWNER(S): OCHI FARNS LLC ADDRESS: 14220 LURAY ROAD FOLIO: 5140 03 01 0350  VIOLATION(S): 1) <b>CODE SECTION FLORIDA STATUTE 823.01-</b> SPREADING MANURE FOR CROPS IS CREATING A NUISANCE TO NEIGHBORING PROPERTIES.	STATUS: NOTICE OF HEARING ISSUED ON 12/14/18 TO APPEAR AT THE 01/03/19 HEARING.

#### 4. CITATIONS

4.1	CASE 2018C-574	OWNER(S): LEWIN, NAOMI EST ADDRESS: 13731 STIRLING ROAD FOLIO: 5040 34 01 0143  VIOLATION(S): <b>CODE SECTION 16 - 19 –</b> BULK OUT NOT- PERMITTED PER CODE	STATUS: CIVIL VIOLATION 133616 ISSUED ON 12/07/18
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#### 5. REPEAT VIOLATIONS:

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

<b>6.1</b>	<b>CASE 2003 – 2153</b>	<b>OWNER(S):</b> SWEARINGEN, E H & VIRGINIA T <b>ADDRESS:</b> V LOT LURAY ROAD <b>FOLIO:</b> 5140 03 01 0029  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 039</b> TO WIT: FAILURE TO OBTAIN PERMIT FOR CLEARING / EXCAVATION.	<b>STATUS:</b> REQUEST FOR FORECLOSURE HEARING NOTICE ISSUED ON 11/07/18 TO APPEAR AT THE 12/03/19 HEARING. <b>PAYMENT OF LIEN AMOUNT OF \$1,800.00 TO THE TOWN BEFORE THE HEARING.</b>
<b>6.2</b>	<b>CASE 2004 – 1059</b>	<b>OWNER(S):</b> FINKEL, NATHAN & JACQUELINE <b>ADDRESS:</b> 5550 HANCOCK ROAD <b>FOLIO:</b> 5040 34 01 0210  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 039 - 263</b> TO WIT: OPERATING A BUSINESS FROM THE PROPERTY NOT PERMITTED – LANDSCAPE BUSINESS	<b>STATUS:</b> REQUEST FOR FORECLOSURE HEARING NOTICE ISSUED ON 11/06/18 TO APPEAR AT THE 12/03/19 HEARING.  <b>AMOUNT OF \$5,400.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.</b>

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).