

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 5, 2019  
9:00 A.M.**

MINUTES

**1. CALL SESSION TO ORDER**

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

<b>2.1</b>	<b>CASE 2018- 548</b>	<b>OWNER(S):</b> SALKEY, ANGIE H/E LESLIE KEITH <b>ADDRESS:</b> 5911 SW 195 TERRACE <b>FOLIO:</b> 5039 36 07 0200  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 005 – 080 (A) –</b> WORK DONE WITHOUT A PERMIT / PERMIT HAS NOT BEEN ISSUED A FINAL FROM THE TOWN	<b>STATUS:</b> FINAL ORDER ISSUED ON 02/05/19 TO COMPLY BY 03/04/19 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY UNTIL CORRECTED. TO APPEAR AT THE 03/05/19 HEARING IF NOT IN COMPLIANCE.  <b>REQUEST FOR  CONTINUANCE DUE TO  MEDICAL REASONS  APPROVED BY THE  MAGISTRATE. AMENDED  ORDER BY MAGISTRATE TO  COMPLY BY 04/01/19 OR A  FINE IN THE AMOUNT OF  \$150.00 PER DAY IF NOT IN  COMPLIANCE. TO APPEAR  AT THE 04/02/19 IMPOSITION  HEARING IF NOT IN  COMPLIANCE.</b>
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**3. NEW CASES**

<b>3.1</b>	<b>CASE 2018 - 540</b>	<b>OWNER(S):</b> AGUDELO, CLARA H/E OCHOA, FREDDY <b>ADDRESS:</b> 5005 SW 173 WAY <b>FOLIO:</b> 5040 31 01 0043  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 005 - 080 –</b> WORK WITHOUT A PERMIT TO WIT: ROOFED STRUCTURE	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 11/29/18 TO COMPLY BY 12/11/18. NOTICE OF HEARING ISSUED ON 01/22/19 TO APPEAR AT THE 03/05/19 HEARING.  <b>ADMITTED THE VIOLATION,  GIVEN 60 DAYS OR UNTIL  05/06/19 TO COMPLY OR A  FINE IN THE AMOUNT OF</b>
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			<p><b>\$100.00 PER DAY UNTIL CORRECTED. TOWN WAVED ADMINISTRATIVE FEE. CORRECTION INCLUDES OBTAINING A PERMIT AND RELOCATING THE STRUCTURE BY THE CORRECTION DATE. TO APPEAR AT THE 05/07/19 IMPOSITION HEARING IF NOT IN COMPLIANCE.</b></p>
3.2	<p><b>CASE 2019- 007</b></p>	<p><b>OWNER(S):</b> ORTIZ, FABIO &amp; KATIUSKA  <b>ADDRESS:</b> 4840 SW 196 LANE  <b>FOLIO:</b> 5039 35 02 0390</p> <p><b>VIOLATION(S):</b>  1) <b>CODE SECTION 005 – 080 (A) –</b>  WORK DONE WITHOUT A PERMIT  TO WIT: PAVER DRIVEWAY  CONSTRUCTION</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION  ISSUED ON 01/05/19 TO  COMPLY BY 01/17/19, NOTICE  OF HEARING ISSUED ON  01/28/19 TO APPEAR AT THE  03/05/19 HEARING.</p> <p><b>ADMITTED THE VIOLATION, GIVEN 60 DAYS OR UNTIL 05/06/19 TO COMPLY OR A FINE IN THE AMOUNT OF \$100.00 PER DAY UNTIL CORRECTED. TOWN WAVED ADMINISTRATIVE FEE. PROPERTY OWNER INDICATED THAT THEY WILL SEEK A DEMOLITION PERMIT TO BRING STRUCTURE INTO COMPLIANCE PRIOR TO THE CORRECTION DATE. DRIVEWAY PERMIT ON HOLD PENDING CORRECTION OF THE VIOLATION. TO APPEAR AT THE 05/07/19 IMPOSITION HEARING IF NOT IN COMPLIANCE.</b></p>
3.3	<p><b>CASE 2019 - 034</b></p>	<p><b>OWNER(S):</b> STIRLING ROAD LLC  <b>ADDRESS:</b> 14100 STIRLING ROAD  <b>FOLIO:</b> 5140 03 01 0023</p> <p><b>VIOLATION(S):</b>  1) <b>CODE SECTION 070 – 050 (A) – SIGN</b>  WITHOUT A PERMIT</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION  ISSUED ON 01/16/19 TO  COMPLY BY 01/28/19, NOTICE  OF HEARING ISSUED ON  0130/19 TO APPEAR AT THE  03/05/19.</p>

			<b>COMPLIANCE PRIOR TO THE HEARING</b>
3.4	<b>CASE 2019 - 052</b>	<p><b>OWNER(S):</b> CAM XVIII TR ETAL % LENDER LEGAL SERVICE LLC</p> <p><b>ADDRESS:</b> 5511 SW 134 AVE</p> <p><b>FOLIO:</b> 5040 35 01 0049</p> <p><b>VIOLATION(S):</b></p> <ol style="list-style-type: none"> <li>1) <b>CODE SECTION 045 – 030(4)(A) AND 045 – 030 (B)(3) –</b> STORAGE OF COMMERCIAL VEHICLES IN EXCESS OF (1). COMMERCIAL VEHICLE NOT FULLY SCREENED FROM VIEW.</li> <li>2) <b>CODE SECTION 045 – 050 AND 045-060 –</b> SINGLE - FAMILY RESIDENCE BEING RENTED OUT TO MULTIPLE FAMILIES AND LIVING OUT OF A VEHICLE NOT MEETING THE MINIMUM DWELLING REQUIREMENTS</li> <li>3) <b>CODE SECTION 045 – 040 AND 020 – 030</b> TO WIT: JUNK VEHICLES BEING STORED ON PROPERTY.</li> </ol>	<p><b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 01/24/19 TO COMPLY BY 02/05/19, NOTICE OF HEARING ISSUED ON 02/07/19 TO APPEAR AT THE 03/05/19.</p> <p><b>COMPLIANCE PRIOR TO THE HEARING</b></p>
3.5	<b>CASE 2019 - 057</b>	<p><b>OWNER(S):</b> SPASIC, ZORAN DELGADO SPASIC, YARA</p> <p><b>ADDRESS:</b> 14571 MUSTANG TRAIL</p> <p><b>FOLIO:</b> 5140 03 10 010</p> <p><b>VIOLATION(S):</b></p> <ol style="list-style-type: none"> <li>1) <b>CODE SECTION 095 – 030 (C) –</b> OUTDOOR LIGHTING RESULTING IN GLARE ONTO ADJACENT PROPERTIES OR STREETS <b>(COMPLIED)</b></li> <li>2) <b>CODE SECTION 005 – 080 (A) –</b> FILLING DONE WITHOUT APPROVAL AND PERMIT.</li> </ol>	<p><b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 01/25/19 TO COMPLY BY 02/06/19, NOTICE OF HEARING ISSUED ON 02/08/19 TO APPEAR AT THE 03/05/19.</p> <p><b>COMPLIANCE PRIOR TO THE HEARING</b></p>
3.6	<b>CASE 2019 - 084</b>	<p><b>OWNER(S):</b> SMITH &amp; GOLDSHALL HOLDINGS LLC</p> <p><b>ADDRESS:</b> SW 66 STREET</p> <p><b>FOLIO:</b> 5140 06 03 0019</p> <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</li> </ol>	<p><b>STATUS:</b> NOTICE OF HEARING ISSUED ON 02/21/19 TO APPEAR AT THE 01/03/18.</p> <p><b>ADMITTED VIOLATION, GIVEN 30 DAYS TO CORRECT THE VIOLATION OR BY 04/01/19 OR A FINE IN THE AMOUNT OF \$100.00 PER DAY IF NOT CORRECTED. TOWN WAVED THE</b></p>

			<b>ADMINISTRATIVE FEE. CORRECTION REQUIRES REMOVAL OF FILL THAT WAS BROUGHT INTO THE PROPERTY WITHOUT A PERMIT. FOLLOW DIRECTION OF THE TOWN ENGINEER FOR REMOVAL OF THE FILL. TO APPEAR AT THE 04/02/19 IMPOSITION HEARING IF NOT IN COMPLIANCE.</b>
3.7	<b>CASE 2019 - 071</b>	<b>OWNER(S):</b> MP HOLDINGS LLC <b>ADDRESS:</b> SW 48 STREET <b>FOLIO:</b> 5040 31 01 0130  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 005 – 080(A) -</b> CLEARING / GRADING / FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 02/08/19 TO COMPLY BY 02/20/19, NOTICE OF HEARING ISSUED ON 02/25/19 TO APPEAR AT THE 03/05/19 HEARING.  <b>FOUND IN VIOLATION, GIVEN 15 DAYS TO CORRECT THE VIOLATION OR BY 03/20/19 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY UNTIL CORRECTED. ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00 IMPOSED. TO APPEAR AT THE 04/02/19 IMPOSITION HEARING IF NOT IN COMPLIANCE.</b>

**4. CITATIONS**

4.1	<b>CASE 2019C-046</b>	<b>OWNER(S):</b> CAMUS, SHANE P <b>ADDRESS:</b> V LOT SW 163 AVE <b>FOLIO:</b> 5040 32 04 0154  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 16 - 19 –</b> BULK OUT NOT PERMITTED PER CODE	<b>STATUS:</b> WARNING NOTICE OF VIOLATION ISSUED ON 01/18/19 FOR BULK OUT ON 01/17/19 ON A VACANT LOT NOT ALLOWED, CIVIL VIOLATION 13624 ISSUED ON 01/31/19 FOR BULK OUT ON A VANCANT LOT NOT ALLOWED PER CODE.  FINE IN THE AMOUNT OF \$500.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.  <b>PAYMENT OF \$500.00 PRIOR</b>
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			<b>TO THE HEARING.</b>
4.2	<b>CASE 2019C-073</b>	<b>OWNER(S):</b> COHEN, SUNNY <b>ADDRESS:</b> V LOT SW 198 TERRACE <b>FOLIO:</b> 5039 35 08 0150  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 16 - 19</b> – BULK OUT NOT PERMITTED PER CODE	<b>STATUS:</b> WARNING NOTICE OF VIOLATION ISSUED ON 02/9/19 FOR BULK OUT ON 02/09/19 ON A VACANT LOT NOT ALLOWED, CIVIL VIOLATION 13625 ISSUED ON 02/15/19 FOR BULK OUT ON A VANCANT LOT NOT ALLOWED PER CODE.  FINE IN THE AMOUNT OF \$500.00 DUE TO THE TOWN OF SOUTHWEST RANCHES. COLLECTION FEES DUE TO THE TOWN.  <b>MAGISTRATE IMPOSED PENALTY IN THE AMOUNT OF \$500.00 AND ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00. A TOTAL OF \$650.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.</b>

**5. REPEAT VIOLATIONS:**

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

6.1	<b>CASE 2015 – 280</b>	<b>OWNER(S):</b> ZORMA BROWARD PF23 <b>ADDRESS:</b> 5775 SW 130 AVE <b>FOLIO:</b> 5040 35 09 0010  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 005 – 080 (A)</b> TO WIT: WORK DONE WITHOUT A PERMIT	<b>STATUS:</b> REQUEST FOR FORECLOSURE HEARING NOTICE ISSUED ON 01/31/19 TO APPEAR AT THE 03/05/19 HEARING.  AMOUNT OF \$3,550.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.  <b>FORECLOSURE</b>
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			<p><b>AUTHORIZATION ISSUED BY THE SPECIAL MAGISTRATE WITH A REDUCTION OF THE FINE AS ALLOWED BY CODE TO THE AMOUNT OF \$2,485.00 FROM THE ORIGINAL AMOUNT OF \$3,550.00. PROPERTY OWNER HAS 60 DAYS TO PAY OR BY 05/06/19 OR THE AMOUNT RETURNS BACK TO THE ORIGINAL AMOUNT OF \$3,550.00</b></p>
6.2	<p><b>CASE 2016 – 204</b></p>	<p><b>OWNER(S):</b> CARLOS H LEMUS  <b>ADDRESS:</b> 4701 SW 199 AVE  <b>FOLIO:</b> 5039 35 04 0160</p> <p><b>VIOLATION(S):</b></p> <p>1) <b>CODE SECTION 005 – 080 (A)</b> TO WIT:  WORK WITHOUT A PERMIT REMOVAL OF PALM TREES WITHOUT A PERMIT</p>	<p><b>STATUS:</b>  REQUEST FOR FORECLOSURE HEARING NOTICE ISSUED ON 01/31/19 TO APPEAR AT THE 03/05/19 HEARING.</p> <p><b>PAYMENT OF LIEN PRIOR TO THE HEARING.</b></p>
6.3	<p><b>CASE 2017 – 595</b></p>	<p><b>OWNER(S):</b> WILLIAM, JULETT A WYCHE,  JOHN A  <b>ADDRESS:</b> V LOT W OF 18070 SW 70 PL  <b>FOLIO:</b> 5140 06 03 0180</p> <p><b>VIOLATION(S):</b></p> <p>1) <b>CODE SECTION 045 – 030(C)</b> TO WIT:  PARKING OF COMMERCIAL VEHICLES ON A VANCANT LOT NOT ALLOWED.</p> <p>2) <b>CODE SECTION 045 – 030 (C)(1)</b> TO WIT:  PARKING OF VEHICLES NOT REGISTERED TO THE PROPERTY.</p>	<p><b>STATUS:</b>  REQUEST FOR FORECLOSURE HEARING NOTICE ISSUED ON 01/31/19 TO APPEAR AT THE 03/05/19 HEARING.</p> <p>AMOUNT OF \$44,250.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.</p> <p><b>FORECLOSURE AUTHORIZATION ISSUED BY THE SPECIAL MAGISTRATE IN THE AMOUNT OF \$52,750.00</b></p>
6.4	<p><b>CASE 2018C – 184</b></p>	<p><b>OWNER(S):</b> JAFFE, LINDA  <b>ADDRESS:</b> 14301 MUSTANG TRAIL  <b>FOLIO:</b> 5140 03 01 0361</p> <p><b>VIOLATION(S):</b></p> <p>1) <b>CODE SECTION 16 – 19 (G)(1)(A)</b> BULK ITEMS NOT ALLOWED FOR PICK UP AND ITEMS NOT REMOVED WITHIN REQUIRED DATE.</p>	<p><b>STATUS:</b>  REQUEST FOR FORECLOSURE HEARING NOTICE ISSUED ON 01/31/19 TO APPEAR AT THE 03/05/19 HEARING.</p> <p>AMOUNT OF \$1,017.50 DUE TO THE TOWN OF SOUTHWEST RANCHES.</p> <p><b>PAYMENT OF THE LIEN AFTER THE HEARING</b></p>

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).