

Town of Southwest Ranches  
Code Compliance Division  
13400 Griffin Road  
Southwest Ranches, FL 33330  
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**SPECIAL MAGISTRATE AGENDA  
JULY 2<sup>ND</sup>, 2024**

1. **CALL SESSION TO ORDER**
2. **NON-COMPLIANCE CASE(S) & IMPOSITION OF PENALTY/LIEN**

<b>2.1</b>	<b>CASE</b> <b>2023-220</b>	<b>OWNER(S):</b> MUSTANG TRAIL RANCH USA LLC <b>ADDRESS:</b> 13900 MUSTANG TRL <b>FOLIO:</b> 5140 03 01 0452 <b>VIOLATION(S):</b> <b>1) TSWR CODE SEC. 005-080(A)</b> WORK WITHOUT A PERMIT, FILLING PROPERTY WITHOUT A PERMIT.  <b>2) TSWR CODE SEC. 005-080(A)</b> WORK WITHOUT A PERMIT, BUILT ACCESSORY STRUCTURE WITHOUT A PERMIT.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 06/15/2023. NOTICE OF HEARING ISSUED ON 07/06/2023 TO APPEAR ON 08/01/2023 FOR HEARING.  FOUND IN VIOLATION; GIVEN UNTIL 09/06/2023 TO COMPLY OR TO APPEAR ON 09/07/2023 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY PER VIOLATION WILL BE APPLIED AFTER THAT.  AMENDED FINAL ORDER; GIVEN UNTIL 10/02/2023 TO COMPLY OR TO APPEAR FOR HEARING ON 10/03/2023 IF NOT IN COMPLIANCE.  AMENDED FINAL ORDER: GIVEN UNTIL 11/06/2023 TO COMPLY OR TO APPEAR FOR HEARING ON 11/07/2023 IF NOT IN COMPLIANCE.  AMENDED FINAL ORDER; GIVEN UNTIL 01/01/2024 TO COMPLY OR TO APPEAR ON 01/02/2024 FOR HEARING IF NOT IN COMPLIANCE  AMENDED FINAL ORDER; GIVEN UNTIL 02/05/2024 TO COMPLY OR TO APPEAR ON 02/06/2024 FOR HEARING IF NOT IN COMPLIANCE
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2.2	<p><b>CASE</b> <b>2023-450</b></p>	<p><b>OWNER(S):</b> FRANCIS, YENDE <b>ADDRESS:</b> 5204 SW 198 TERRACE <b>FOLIO:</b> 5039 35 08 0150 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 045-030(C)</b> VEHICLES MAY BE PARKED OR STORED ONLY AS AN ACCESSORY USE TO PERMANENT DWELLING. PARKING AND STORING VEHICLES ON THE PROPERTY.</p>	<p><b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 11/17/2023.</p> <p>NOTICE OF HEARING ISSUED ON 01/09/2024 TO APPEAR ON 02/06/2024 FOR HEARING.</p> <p>ADMITTED VIOLATION. GIVEN UNTIL 04/02/2024 TO COMPLY OR TO APPEAR ON 04/03/2024 FOR HEARING IF NOT IN COMPLIANCE. ADMINISTRATIVE FEE WAS WAIVED.</p> <p>AMENDED FINAL ORDER; GIVEN UNTIL 05/06/2024 TO COMPLY OR TO APPEAR ON 05/07/2024 FOR HEARING IF NOT IN COMPLIANCE.</p> <p>AMENDED FINAL ORDER; GIVEN UNTIL 06/17/2024 TO COMPLY OR TO APPEAR ON 07/02/2024 FOR HEARING IF NOT IN COMPLIANCE.</p>

2.3	<p><b>CASE</b> <b>2023-455</b></p>	<p><b>OWNER(S):</b> DONKOR, CHARAN, DONKOR, SHANI  <b>ADDRESS:</b> SW 210 TER  <b>FOLIO:</b> 5039 34 01 0160  <b>VIOLATION(S):</b> <b>TSWR. Sec. 020-030 (A)</b>  RUNOFF OF STORMWATER ONTO ADJACENT PROPERTIES CONTRIBUTING TO FLOODING CONDITIONS WHICH INTERFERE WITH THE ENJOYMENT OF PROPERTY CAUSED BY FAILURE TO MEET DRAINAGE REQUIREMENTS.</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 12/04/2023.</p> <p>NOTICE OF HEARING ISSUED ON 03/18/2024 TO APPEAR ON 05/07/2024 FOR HEARING.</p> <p>MAY 2024 HEARING RESCHEDULED. NOTICE OF HEARING ISSUED ON 04/22/2024 TO APPEAR ON 06/05/2024 FOR HEARING.</p> <p>FOUND IN VIOLATION:  GIVEN UNTIL 07/01/2024 TO COMPLY OR TO APPEAR AT THE 07/02/2024 HEARING IF NOT IN COMPLIANCE.  A FINE IN THE AMOUNT OF \$150.00 A DAY IF NOT IN COMPLIANCE.  \$150 ADMINISTRATIVE COST.</p>
2.4	<p><b>CASE</b> <b>2023-469</b></p>	<p><b>OWNER(S):</b> MORALES, STEVEN JOHN RICARDO, LIVIAN  <b>ADDRESS:</b> 5100 SW 164 TER  <b>FOLIO:</b> 5040 32 05 0980  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080</b>  WORK WITHOUT PERMITS, FILLING OR GRADING WITHOUT APPROVAL OR PERMITS.</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 12/27/2023.</p> <p>NOTICE OF HEARING ISSUED ON 03/28/2024 TO APPEAR ON 05/07/2024 FOR HEARING.</p> <p>MAY 2024 HEARING RESCHEDULED. NOTICE OF HEARING ISSUED ON 04/22/2024 TO APPEAR ON 06/05/2024 FOR HEARING.</p> <p>FOUND IN VIOLATION:  GIVEN UNTIL 07/01/2024 TO COMPLY OR TO APPEAR AT THE 07/02/2024 HEARING IF NOT IN COMPLIANCE.  A FINE IN THE AMOUNT OF \$150.00 A DAY IF NOT IN COMPLIANCE.  \$150 ADMINISTRATIVE COST.</p>

2.5	<b>CASE</b> <b>2024-058</b>	<b>OWNER(S):</b> LANDSCAPING PEOPLE INC <b>ADDRESS:</b> 17451 SW 46 STREET <b>FOLIO:</b> 5040 30 00 0390 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080</b> WORK WITHOUT PERMITS, FILLING OR GRADING WITHOUT APPROVAL OR PERMITS.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 02/07/2024.  NOTICE OF HEARING ISSUED ON 03/01/2024 TO APPEAR ON 04/03/2024 FOR HEARING.  FOUND IN VIOLATION: GIVEN UNTIL 05/06/2023 TO COMPLY OR TO APPEAR AT THE 05/07/2023 HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY IF NOT IN COMPLIANCE. \$150 ADMINISTRATIVE COST.  AMENDED FINAL ORDER; GIVEN UNTIL 06/17/2024 TO COMPLY OR TO APPEAR ON 07/02/2024 FOR HEARING IF NOT IN COMPLIANCE.
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3. NEW CASES

3.1	<b>CASE</b> <b>2023-422</b>	<b>OWNER(S):</b> CID, RIGOBERTO & AMPARO <b>ADDRESS:</b> SW 210 TER <b>FOLIO:</b> 5039 34 11 0010 <b>VIOLATION(S):</b> <b>TSWR SEC. 045-050, 045-060</b> UNAUTHORIZED USE OF PROPERTY. OPERATING A COMMERCIAL LANDSCAPING OPERATION FROM PROPERTY.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 10/13/2023.  NOTICE OF HEARING ISSUED ON 12/27/2023 TO APPEAR ON 02/06/2024 FOR HEARING.  ORDER OF CONTINUANCE GRANTED  CONTINUANCE GRANTED, TO APPEAR ON APRIL 3 <sup>RD</sup> , 2024 HEARING.  CONTINUANCE GRANTED, TO APPEAR ON MAY 7 <sup>TH</sup> , 2024 HEARING.  CONTINUANCE GRANTED, TO APPEAR ON JULY 2 <sup>ND</sup> , 2024 HEARING.
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3.2	CASE 2024-095	OWNER(S): TWIN GROUP CORP ADDRESS: 7111 SW 182 WAY FOLIO: 5140 06 03 0065 VIOLATION(S): <b>TSWR CODE SEC. 005-080</b> WORK WITHOUT PERMITS, FILLING OR GRADING WITHOUT APPROVAL OR PERMITS.	STATUS: NOTICE OF VIOLATION ISSUED ON 03/18/2024.  NOTICE OF HEARING ISSUED ON 05/01/2024 TO APPEAR ON 07/02/2024 FOR HEARING.
3.3	CASE 2024-118	OWNER(S): WEZKIEWICZ, ROBERT & HADA ADDRESS: 6161 SW 183 WAY FOLIO: 5140 06 02 0280 VIOLATION(S): <b>TSWR CODE SEC. 005-080</b> WORK WITHOUT PERMITS, FILLING OR GRADING WITHOUT APPROVAL OR PERMITS.	STATUS: NOTICE OF VIOLATION ISSUED ON 03/18/2024.  NOTICE OF HEARING ISSUED ON 04/25/2024 TO APPEAR ON 07/02/2024 FOR HEARING.
3.4	CASE 2024-151	OWNER(S): VIDAL, RUBEN ADDRESS: SW 61 CT FOLIO: 5140 06 09 0010 VIOLATION(S): <b>TSWR CODE SEC. 020-040(D)</b> THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION.	STATUS: NOTICE OF VIOLATION ISSUED ON 04/11/2024.  NOTICE OF HEARING ISSUED ON 04/25/2024 TO APPEAR ON 07/02/2024 FOR HEARING.
3.5	CASE 2024-163	OWNER(S): 1464 GROVE LLC ADDRESS: 5601 SW 210 TER FOLIO: 5039 34 01 0611 VIOLATION(S): <b>TSWR CODE 045-030 (C)</b> VEHICLES MAY BE PARKED OR STORED ONLY AS AN ACCESSORY USE TO A PERMANENT DWELLING.	STATUS: NOTICE OF VIOLATION ISSUED ON 05/01/2024.  NOTICE OF HEARING ISSUED ON 05/08/2024 TO APPEAR ON 07/02/2024 FOR HEARING.
3.6	CASE 2024-177	OWNER(S): NICHOLS, MARGARET ADDRESS: 18521 SW 58 ST FOLIO: 5039 36 04 0060 VIOLATION(S): <b>TSWR SEC. 045-100 (B)(C)</b> REQUIRED YARDS - ON ALL REMAINING SIDES OF ANY PLOT OR PORTION THEREOF, THERE SHALL BE A YARD OF AT LEAST TWENTY-FIVE (25) FEET, AND A FRONT YARD OF AT LEAST FIFTY (50) FEET. TIKI HUT NOT MEETING SETBACK REQUIREMENTS.	STATUS: NOTICE OF VIOLATION ISSUED ON 05/08/2024.  NOTICE OF HEARING ISSUED ON 06/20/2024 TO APPEAR ON 07/02/2024 FOR HEARING.

#### 4. CITATIONS

4.1	<b>CASE</b> <b>2024-065</b>	<b>OWNER(S):</b> 13920 SOUTHWEST RANCHES LLC <b>ADDRESS:</b> 13920 STIRLING RD <b>FOLIO:</b> 5140 03 01 0180 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 7-3(A)</b> FALSE ALARMS IN EXCESS OF (2) TWO, SHALL BE DEEMED A PUBLIC NUISANCE.  <ul style="list-style-type: none"> <li>- 1<sup>st</sup> FALSE ALARM ON 01/02/2024 AT 8:54am</li> <li>- 2<sup>nd</sup> FALSE ALARM ON 02/02/2024 AT 2:00pm</li> <li>- 3<sup>rd</sup> FALSE ALARM ON 05/01/2024 AT 12:31pm</li> </ul>	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 03/11/2024  1st FALSE ALARM ON 01/02/2024 2nd FALSE ALARM ON 02/02/2024  CIVIL NOTICE OF VIOLAION ISSUED ON 06/20/2024  3rd FALSE ALARM ON 05/01/2024
4.2	<b>CASE</b> <b>2024-080</b>	<b>OWNER(S):</b> RANCHES AUTO CARE & TIRE INC % BRIDGESTONE FIRESTONE/TAX <b>ADDRESS:</b> 6500 DYKES RD <b>FOLIO:</b> 5140 04 13 0013 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 7-3(A)</b> FALSE ALARMS IN EXCESS OF (2) TWO, SHALL BE DEEMED A PUBLIC NUISANCE.  <ul style="list-style-type: none"> <li>- 1<sup>st</sup> FALSE ALARM ON 02/01/2024 AT 1:09am</li> <li>- 2<sup>nd</sup> FALSE ALARM ON 03/15/2024 AT 1:25am</li> <li>- 3<sup>rd</sup> FALSE ALARM ON 04/14/2024 AT 3:00am</li> <li>- 4<sup>th</sup> FALSE ALARM ON 05/08/2024 AT 2:26am</li> </ul>	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 04/01/2024  1st FALSE ALARM ON 02/01/2024 2nd FALSE ALARM ON 03/15/2024  CIVIL NOTICE OF VIOLAION ISSUED ON 05/22/2024  3rd FALSE ALARM ON 04/14/2024  CIVIL NOTICE OF VIOLAION ISSUED ON 06/20/2024  4th FALSE ALARM ON 05/08/2024
4.3	<b>CASE</b> <b>2024-132</b>	<b>OWNER(S):</b> RODRIGUEZ, MELVIN RODRIGUEZ, MONIQUE <b>ADDRESS:</b> 16755 STRATFORD CT <b>FOLIO:</b> 5040 32 16 0100 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 7-3(A)</b> FALSE ALARMS IN EXCESS OF (2) TWO, SHALL BE DEEMED A PUBLIC NUISANCE.  <ul style="list-style-type: none"> <li>- 1<sup>st</sup> FALSE ALARM ON 03/13/2024 AT 1:43am</li> <li>- 2<sup>nd</sup> FALSE ALARM ON 03/18/2024 AT 3:51pm</li> <li>- 3<sup>rd</sup> FALSE ALARM ON 04/24/2024 AT 9:15am</li> </ul>	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 04/01/2024  1st FALSE ALARM ON 03/13/2024 2nd FALSE ALARM ON 03/18/2024  CIVIL NOTICE OF VIOLAION ISSUED ON 05/22/2024  3rd FALSE ALARM ON 04/24/2024

- 5. RE-HEARINGS**
- 6. FORECLOSURE REQUESTS**
- 7. REPEAT VIOLATION**

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).