

Town of Southwest Ranches
Code Compliance Division
13400 Griffin Road
Southwest Ranches, FL 33330
Phone (954) 434-0008
Fax (954) 434-1490

**SPECIAL MAGISTRATE MINUTES
JUNE 5TH, 2024**

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

2.1	CASE 2023-220	OWNER(S): MUSTANG TRAIL RANCH USA LLC ADDRESS: 13900 MUSTANG TRL FOLIO: 5140 03 01 0452 VIOLATION(S): 1)TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMIT, FILLING PROPERTY WITHOUT A PERMIT. 2)TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMIT, BUILT ACCESSORY STRUCTURE WITHOUT A PERMIT.	STATUS: 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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			<p>AMENDED FINAL ORDER; GIVEN UNTIL 03/04/2024 TO COMPLY OR TO APPEAR ON 03/05/2024 FOR HEARING IF NOT IN COMPLIANCE</p> <p>AMENDED FINAL ORDER; GIVEN UNTIL 04/02/2024 TO COMPLY OR TO APPEAR ON 04/03/2024 FOR HEARING IF NOT IN COMPLIANCE.</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 07/01/2024 TO COMPLY OR TO APPEAR ON 07/02/2024 FOR HEARING IF NOT IN COMPLIANCE.</p>
2.2	<p>CASE 2023-443</p>	<p>OWNER(S): BOZEK, DUSTIN & DIANA ADDRESS: 5101 SW 178 AVE FOLIO: 5040 31 01 0066 VIOLATION(S): TSWR SEC 045-030(C)(D)(4) VEHICLES MAY BE PARKED OR STORED ONLY AS AN ACCESSORY USE TO A PERMANENT DWELLING. PARKING MULTIPLE VEHICLES AND STORING CONTAINERS ON THE PROPERTY.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 11/09/2023.</p> <p>NOTICE OF HEARING ISSUED ON 01/09/2024 TO APPEAR ON 02/06/2024 FOR HEARING.</p> <p>ORDER OF CONTINUANCE GRANTED</p> <p>GIVEN 60 DAYS TO COME INTO COMPLIANCE BY MAY 6TH OR APPEAR AT THE MAY 7TH HEARING. IF NOT IN COMPLIANCE, A FINE OF \$150 PER DAY WILL BE IMPOSED.</p> <p>COMPLIED PRIOR TO HEARING.</p>

2.3	<p>CASE 2023-450</p>	<p>OWNER(S): FRANCIS, YENDE ADDRESS: 5204 SW 198 TERRACE FOLIO: 5039 35 08 0150 VIOLATION(S): TSWR CODE SEC. 045-030(C) VEHICLES MAY BE PARKED OR STORED ONLY AS AN ACCESSORY USE TO PERMANENT DWELLING. PARKING AND STORING VEHICLES ON THE PROPERTY.</p>	<p>STATUS: 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 04/02/204 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>
2.4	<p>CASE 2023-456</p>	<p>OWNER(S): SHEEHY, ROBERT & DANIELLE ADDRESS: 17500 SW 63 MNR FOLIO: 5140 06 01 0220 VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, FILLING OR GRADING WITHOUT APPROVAL OR PERMITS.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 12/06/2023.</p> <p>NOTICE OF HEARING ISSUED ON 01/09/2024 TO APPEAR ON 02/06/2024 FOR HEARING.</p> <p>SPECIAL MAGISTRATE ORDERED AN ORDER OF CONTINUANCE FOR HEARING 3/5/2024.</p> <p>ADMITTED VIOLATION, COMPLIANCE BY MAY 6TH OR APPEAR AT THE MAY 7TH HEARING. IF NOT IN COMPLIANCE, A FINE OF \$150 PER DAY WILL BE IMPOSED.</p> <p>COMPLIED PRIOR TO HEARING.</p>

2.5	CASE 2024-058	OWNER(S): LANDSCAPING PEOPLE INC ADDRESS: 17451 SW 46 STREET FOLIO: 5040 30 00 0390 VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, FILLING OR GRADING WITHOUT APPROVAL OR PERMITS.	STATUS: 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	CASE 2023-422	OWNER(S): CID, RIGOBERTO & AMPARO ADDRESS: SW 210 TER FOLIO: 5039 34 11 0010 VIOLATION(S): TSWR SEC. 045-050, 045-060 UNAUTHORIZED USE OF PROPERTY. OPERATING A COMMERCIAL LANDSCAPING OPERATION FROM PROPERTY.	STATUS: 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 RD , 2024 HEARING. CONTINUANCE GRANTED, TO APPEAR ON MAY 7 TH , 2024 HEARING. CONTINUANCE GRANTED, TO APPEAR ON JULY 2ND, 2024 HEARING.
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3.2	<p>CASE 2023-455</p>	<p>OWNER(S): DONKOR, CHARAN, DONKOR, SHANI ADDRESS: SW 210 TER FOLIO: 5039 34 01 0160 VIOLATION(S): TSWR. Sec. 020-030 (A) 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>STATUS: 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>
3.3	<p>CASE 2023-469</p>	<p>OWNER(S): MORALES, STEVEN JOHN RICARDO, LIVIAN ADDRESS: 5100 SW 164 TER FOLIO: 5040 32 05 0980 VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, FILLING OR GRADING WITHOUT APPROVAL OR PERMITS.</p>	<p>STATUS: 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>

3.4	<p>CASE 2024-057</p>	<p>OWNER(S): UNIVERSAL FINANCE CORP ADDRESS: SW 70 PL FOLIO: 5140 06 04 0233 VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, FILLING OR GRADING WITHOUT APPROVAL OR PERMITS.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 02/07/2024.</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 04/23/2024 TO APPEAR ON 06/05/2024 FOR HEARING.</p> <p>COMPLIED PRIOR TO HEARING.</p>
3.5	<p>CASE 2024-089</p>	<p>OWNER(S): ATLAS INVESTMENTS LLC ADDRESS: 4680 SW 148 AVE FOLIO: 5040 27 01 0242 VIOLATION(S): TSWR CODE SEC. 035-080 (D), 045-050, & 045-060 ASSEMBLY SHALL BE DEEMED AN ACCESSORY USE OF AN OCCUPIED SINGLE-FAMILY DETACHED RESIDENCE. (FOR ASSEMBLY HELD ON 11/27/2022)</p>	<p>STATUS: NOTICE OF HEARING ISSUED ON 03/12/2024 TO APPEAR ON 04/03/2024 FOR HEARING.</p> <p>CONTINUANCE GRANTED, TO APPEAR ON MAY 7TH , 2024 HEARING.</p> <p>MAY 2024 HEARING RESCHEDULED. NOTICE OF HEARING ISSUED ON 04/23/2024 TO APPEAR ON 06/05/2024 FOR HEARING.</p> <p>DIFFERENT MAGISTRATE.</p>
3.6	<p>CASE 2024-090</p>	<p>OWNER(S): ATLAS INVESTMENTS LLC ADDRESS: 4680 SW 148 AVE FOLIO: 5040 27 01 0242 VIOLATION(S): TSWR CODE SEC. 035-080 (D), 045-050, & 045-060 ASSEMBLY SHALL BE DEEMED AN ACCESSORY USE OF AN OCCUPIED SINGLE-FAMILY DETACHED RESIDENCE. (FOR ASSEMBLY HELD ON 12/01/2022)</p>	<p>STATUS: NOTICE OF HEARING ISSUED ON 03/12/2024 TO APPEAR ON 04/03/2024 FOR HEARING.</p> <p>CONTINUANCE GRANTED, TO APPEAR ON MAY 7TH , 2024 HEARING.</p> <p>MAY 2024 HEARING RESCHEDULED. NOTICE OF HEARING ISSUED ON 04/26/2024 TO APPEAR ON 06/05/2024 FOR HEARING.</p> <p>DIFFERENT MAGISTRATE.</p>

3.7	CASE 2024-091	<p>OWNER(S): ATLAS INVESTMENTS LLC ADDRESS: 4680 SW 148 AVE FOLIO: 5040 27 01 0242 VIOLATION(S): TSWR CODE SEC. 035-080 (D), 045-050, & 045-060 ASSEMBLY SHALL BE DEEMED AN ACCESSORY USE OF AN OCCUPIED SINGLE-FAMILY DETACHED RESIDENCE. (FOR ASSEMBLY HELD ON 12/02/2022)</p>	<p>STATUS: NOTICE OF HEARING ISSUED ON 03/12/2024 TO APPEAR ON 04/03/2024 FOR HEARING.</p> <p>CONTINUANCE GRANTED, TO APPEAR ON MAY 7TH , 2024 HEARING.</p> <p>MAY 2024 HEARING RESCHEDULED. NOTICE OF HEARING ISSUED ON 04/26/2024 TO APPEAR ON 06/05/2024 FOR HEARING.</p> <p>DIFFERENT MAGISTRATE.</p>
3.8	CASE 2024-092	<p>OWNER(S): ATLAS INVESTMENTS LLC ADDRESS: 4680 SW 148 AVE FOLIO: 5040 27 01 0242 VIOLATION(S): TSWR CODE SEC. 035-080 (D), 045-050, & 045-060 ASSEMBLY SHALL BE DEEMED AN ACCESSORY USE OF AN OCCUPIED SINGLE-FAMILY DETACHED RESIDENCE. (FOR ASSEMBLY HELD ON 12/15/2022)</p>	<p>STATUS: NOTICE OF HEARING ISSUED ON 03/12/2024 TO APPEAR ON 04/03/2024 FOR HEARING.</p> <p>CONTINUANCE GRANTED, TO APPEAR ON MAY 7TH , 2024 HEARING.</p> <p>MAY 2024 HEARING RESCHEDULED. NOTICE OF HEARING ISSUED ON 04/26/2024 TO APPEAR ON 06/05/2024 FOR HEARING.</p> <p>DIFFERENT MAGISTRATE.</p>
3.9	CASE 2024-148	<p>OWNER(S): PRISCO CAMERINI, ZULAY MARIA ADDRESS: 6540 MELALEUCA RD FOLIO: 5140 02 01 0173 VIOLATION(S): TSWR CODE SEC. 005-120(C)(1)(4) THE TOWN ADMINISTRATOR MAY NOTIFY A CERTIFICATE OF USE HOLDER OF THE INTENT TO REVOKE A CERTIFICATE OF USE IF IT IS BELIEVED THE HOLDER IS NOT IN COMPLIANCE WITH THE RESTRICTIONS SET BY THE CERTIFICATE OF USE.</p>	<p>STATUS: NOTICE OF INTENT TO REVOKE CERTIFICATE OF USE ISSUED ON 03/22/2024.</p> <p>NOTICE OF HEARING ISSUED ON 04/09/2024 TO APPEAR ON 05/07/2024 FOR HEARING PER RESIDENT’S REQUEST.</p> <p>MAY 2024 HEARING RESCHEDULED. NOTICE OF HEARING ISSUED ON 05/28/2024 TO APPEAR ON 06/05/2024 FOR HEARING.</p> <p>DIFFERENT MAGISTRATE.</p>

- 4. CITATIONS
- 5. RE-HEARINGS
- 6. FORECLOSURE REQUESTS

<p>6.1</p>	<p>CASE 2021-298</p>	<p>OWNER(S): KUBAT, ROBERT D & ELEINES P ADDRESS: 17001 SW 64 COURT FOLIO: 5140 05 17 0040 VIOLATION(S): TSWR CODE SEC. 005-080(A), 005-090 (C)(D)(E) FAILURE TO COMPLY WITH CONDITIONS OF APPROVAL FOR DEVELOPMENT ORDER. CONDITIONS OF APPROVAL REQUIRED IMPLEMENTATION OF AN ASPHALT ROAD TO SERVICE LOT.</p> <p>IMPOSED: MARCH 6TH, 2023 03/06/2023 – 06/05/2023 458 Days x \$150.00 = \$68,700.00 + \$150.00 = \$68,850.00</p>	<p>STATUS: NOTICE OF VIOLATION/ NOTICE OF HEARING ISSUED ON 03/24/2021 TO APPEAR ON 04/06/2021 FOR HEARING. ORDER OF CONTINUANCE TO APPEAR ON 05/04/2021 FOR HEARING.</p> <p>FOUND IN VIOLATION. GIVEN 6 MONTHS TO COMPLETE PAVING OF ROAD BY 11/01/2021 OR APPEAR FOR HEARING ON 11/02/2021 IF NOT IN COMPLIANCE. A FINE OF \$150.00 PER DAY WILL BE APPLIED ON 11/02/21 IF NOT IN COMPLIANCE.</p> <p>NOTICE OF HEARING ISSUED ON 11/01/2021 TO APPEAR ON 11/16/2021 FOR HEARING. WITHDRAW FROM AGENDA TO BE SPECIAL SET UP FOR HEARING.</p> <p>NOTICE OF HEARING ISSUED ON 08/11/2022 TO APPEAR ON 09/13/2022 FOR HEARING.</p> <p>ORDER OF CONTINUANCE. APPEAR ON 11/01/2022 FOR HEARING.</p> <p>AMENDED FINAL ORDER; GIVEN UNTIL 03/05/2023 TO GET A PERMIT APPROVED AND TO APPEAR FOR HEARING ON 03/06/2023.</p> <p>A FINE IN THE AMOUNT OF \$150.00 A DAY IS IMPOSED AS OF 03/06/2023. \$150.00 ADMINISTRATIVE COST</p>
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			<p>NOTICE OF FORECLOSURE/ MONEY JUDGEMENT HEARING ISSUED ON 04/10/2024 TO APPEAR ON 05/07/2024 FOR HEARING.</p> <p>MAY 2024 HEARING RESCHEDULED. NOTICE OF HEARING ISSUED ON 04/26/2024 TO APPEAR ON 06/05/2024 FOR HEARING.</p> <p>NOTICE OF FORECLOSURE/ MONEY JUDGEMENT IMPOSED.</p>
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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).