

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

**SPECIAL MAGISTRATE AGENDA
JULY 2ND, 2024**

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

2.1	CASE 2023-220	<p>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.</p> <p>2) TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMIT, BUILT ACCESSORY STRUCTURE WITHOUT A PERMIT.</p>	<p>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.</p> <p>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.</p> <p>AMENDED FINAL ORDER; GIVEN UNTIL 10/02/2023 TO COMPLY OR TO APPEAR FOR HEARING ON 10/03/2023 IF NOT IN COMPLIANCE.</p> <p>AMENDED FINAL ORDER; GIVEN UNTIL 11/06/2023 TO COMPLY OR TO APPEAR FOR HEARING ON 11/07/2023 IF NOT IN COMPLIANCE.</p> <p>AMENDED FINAL ORDER; GIVEN UNTIL 01/01/2024 TO COMPLY OR TO APPEAR ON 01/02/2024 FOR HEARING IF NOT IN COMPLIANCE</p> <p>AMENDED FINAL ORDER; GIVEN UNTIL 02/05/2024 TO COMPLY OR TO APPEAR ON 02/06/2024 FOR HEARING IF NOT IN COMPLIANCE</p> <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>
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2.2	CASE 2023-450	<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 04/02/2024 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> <p>FINAL ORDER IMPOSED</p>
2.3	CASE 2023-455	<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> <p>FINAL ORDER IMPOSED</p>
2.4	CASE 2023-469	<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> <p>AMENDED FINAL ORDER GIVEN UNTIL 08/06/2024 TO COMPLY OR TO APPEAR FOR HEARING ON 08/07/2024 IF NOT IN COMPLIANCE</p>
2.5	CASE 2024-058	<p>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.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 02/07/2024.</p> <p>NOTICE OF HEARING ISSUED ON 03/01/2024 TO APPEAR ON 04/03/2024 FOR HEARING.</p> <p>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.</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> <p>COMPLIED PRIOR TO HEARING</p>

3. NEW CASES

3.1	CASE 2023-422	<p>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.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 10/13/2023.</p> <p>NOTICE OF HEARING ISSUED ON 12/27/2023 TO APPEAR ON 02/06/2024 FOR HEARING.</p> <p>ORDER OF CONTINUANCE GRANTED</p> <p>CONTINUANCE GRANTED, TO APPEAR ON APRIL 3RD, 2024 HEARING.</p> <p>CONTINUANCE GRANTED, TO APPEAR ON MAY 7TH, 2024 HEARING.</p>
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3.2	CASE 2024-095	<p>OWNER(S): TWIN GROUP CORP ADDRESS: 7111 SW 182 WAY FOLIO: 5140 06 03 0065 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 03/18/2024.</p> <p>NOTICE OF HEARING ISSUED ON 05/01/2024 TO APPEAR ON 07/02/2024 FOR HEARING.</p> <p>ADMITTED VIOLATION: GIVEN UNTIL 08/06/2024 TO COMPLY OR TO APPEAR AT 08/07/2024 HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY IF NOT IN COMPLIANCE \$150.00 ADMINISTRATIVE COST</p>
3.3	CASE 2024-118	<p>OWNER(S): WEZKIEWICZ, ROBERT & HADA ADDRESS: 6161 SW 183 WAY FOLIO: 5140 06 02 0280 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 03/18/2024.</p> <p>NOTICE OF HEARING ISSUED ON 04/25/2024 TO APPEAR ON 07/02/2024 FOR HEARING.</p> <p>COMPLIED PRIOR TO HEARING</p>
3.4	CASE 2024-151	<p>OWNER(S): VIDAL, RUBEN ADDRESS: SW 61 CT FOLIO: 5140 06 09 0010 VIOLATION(S): TSWR CODE SEC. 020-040(D) THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 04/11/2024.</p> <p>NOTICE OF HEARING ISSUED ON 04/25/2024 TO APPEAR ON 07/02/2024 FOR HEARING.</p> <p>COMPLIED PRIOR TO HEARING</p>
3.5	CASE 2024-163	<p>OWNER(S): 1464 GROVE LLC ADDRESS: 5601 SW 210 TER FOLIO: 5039 34 01 0611 VIOLATION(S): TSWR CODE 045-030 (C) VEHICLES MAY BE PARKED OR STORED ONLY AS AN ACCESSORY USE TO A PERMANENT DWELLING.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 05/01/2024.</p> <p>NOTICE OF HEARING ISSUED ON 05/08/2024 TO APPEAR ON 07/02/2024 FOR HEARING.</p> <p>FOUND IN VIOLATION. STIPULATED AGREEMENT. GIVEN UNTIL 08/31/2024 TO COMPLY</p>

3.6	CASE 2024-177	OWNER(S): NICHOLS, MARGARET ADDRESS: 18521 SW 58 ST FOLIO: 5039 36 04 0060 VIOLATION(S): TSWR SEC. 045-100 (B)(C) 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. ORDER OF CONTINUANCE GRANTED TO APPEAR ON AUGUST 7TH 2024 HEARING
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4. CITATIONS

4.1	CASE 2024-065	OWNER(S): 13920 SOUTHWEST RANCHES LLC ADDRESS: 13920 STIRLING RD FOLIO: 5140 03 01 0180 VIOLATION(S): TSWR CODE SEC. 7-3(A) FALSE ALARMS IN EXCESS OF (2) TWO, SHALL BE DEEMED A PUBLIC NUISANCE. <ul style="list-style-type: none"> - 1st FALSE ALARM ON 01/02/2024 AT 8:54am - 2nd FALSE ALARM ON 02/02/2024 AT 2:00pm - 3rd FALSE ALARM ON 05/01/2024 AT 12:31pm 	STATUS: 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 COMPLIED PRIOR TO HEARING
4.2	CASE 2024-080	OWNER(S): RANCHES AUTO CARE & TIRE INC % BRIDGESTONE FIRESTONE/TAX ADDRESS: 6500 DYKES RD FOLIO: 5140 04 13 0013 VIOLATION(S): TSWR CODE SEC. 7-3(A) FALSE ALARMS IN EXCESS OF (2) TWO, SHALL BE DEEMED A PUBLIC NUISANCE. <ul style="list-style-type: none"> - 1st FALSE ALARM ON 02/01/2024 AT 1:09am - 2nd FALSE ALARM ON 03/15/2024 AT 1:25am - 3rd FALSE ALARM ON 04/14/2024 AT 3:00am - 4th FALSE ALARM ON 05/08/2024 AT 2:26am 	STATUS: 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 COMPLIED PRIOR TO HEARING
4.3	CASE 2024-132	OWNER(S): RODRIGUEZ, MELVIN RODRIGUEZ, MONIQUE ADDRESS: 16755 STRATFORD CT FOLIO: 5040 32 16 0100 VIOLATION(S): TSWR CODE SEC. 7-3(A) FALSE ALARMS IN EXCESS OF (2) TWO, SHALL BE DEEMED A PUBLIC NUISANCE. <ul style="list-style-type: none"> - 1st FALSE ALARM ON 03/13/2024 AT 1:43am - 2nd FALSE ALARM ON 03/18/2024 AT 3:51pm - 3rd FALSE ALARM ON 04/24/2024 AT 9:15am 	STATUS: 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 FOUND IN VIOLATION. FINE OF \$200.00 IS IMPOSED. \$50.00 3RD FALSE ALARM \$150.00 ADMINISTRATIVE COST

- 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).