

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
AUGUST 1ST, 2023
9:00 A.M.**

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

2.1	CASE 2021-409	<p>OWNER(S): SHERIDAN STREET 184TH AVENUE LLC ADDRESS: SW 185 WAY FOLIO: 5139 01 01 0080</p> <p>VIOLATION(S): TSWR CODE SEC. 005-080(A) CLEARING WITHOUT A PERMIT. UNLAWFUL TO ALTER, EXCAVATE, FILL, OR CLEAR LAND WITHOUT PRIOR APPROVAL AND PERMITTING.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 06/02/2021.</p> <p>NOTICE OF HEARING ISSUED ON 07/02/2021 TO APPEAR ON 08/03/2021 FOR HEARING.</p> <p>ADMITTED VIOLATION. GIVEN (90) DAYS TO OBTAIN APPROVAL BY THE COUNTY AND TOWN BY 11/01/2021 OR TO APPEAR ON 11/02/2021 FOR HEARING IF NOT IN COMPLIANCE. A FINE OF \$250.00 A DAY WILL BE APPLIED AFTER 11/01/2021. NOTICE OF HEARING ISSUED ON 11/01/2021 TO APPEAR ON 11/16/2021 FOR HEARING.</p> <p>GIVEN UNTIL 01/31/2022 TO OBTAIN COMPLIANCE OR TO APPEAR ON 02/01/2022 FOR HEARING IF NOT IN COMPLIANCE.</p> <p>AMENDED FINAL ORDER. GIVEN UNTIL 05/02/2022 (90 DAYS) TO OBTAIN COMPLIANCE OR TO APPEAR ON 05/03/2022 FOR HEARING IF NOT IN COMPLIANCE. AMENDED FINAL ORDER. GIVEN UNTIL 10/31/2022 (90 DAYS) TO OBTAIN COMPLIANCE OR TO APPEAR ON 11/01/2022 FOR HEARING IF NOT IN COMPLIANCE.</p>
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2.2	CASE 2022-360	<p>OWNER(S): WATCHEL, YEHUDA GENE RIBEIRO, ALMIBETE ADDRESS: 5050 SW 178 AVE FOLIO: 5040 31 01 0020 VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, FILLING WITHOUT APPROVAL OR PERMITS.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 09/20/2022. NOTICE OF HEARING ISSUED ON 10/10/2022 TO APPEAR ON 11/01/2022 FOR HEARING. ORDER OF CONTINUANCE; APPEAR ON 12/01/2022 FOR HEARING. ORDER OF CONTINUANCE; TO APPEAR ON 03/06/2023 FOR HEARING.</p> <p>ORDER OF CONTINUANCE TO APPEAR ON 08/01/2023 FOR HEARING.</p> <p>ORDER OF CONTINUANCE TO APPEAR ON 12/05/2023 FOR HEARING.</p>

2.3	CASE 2022-361	OWNER(S): ARANGO, SEBASTIAN DARIO ADDRESS: 5040 SW 186 AVE FOLIO: 5039 36 01 0174 VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, FILLING WITHOUT APPROVAL OR PERMITS.	STATUS: NOTICE OF VIOLATION ISSUED ON 09/20/2022. NOTICE OF HEARING ISSUED ON 10/10/2022 TO APPEAR ON 11/01/2022 FOR HEARING. ADMITTED VIOLATION; GIVEN UNTIL 05/03/2023 TO COMPLY OR TO APPEAR ON 05/04/2023 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$250.00 A DAY WILL BE IMPOSED AFTER THAT. AMENDED FINAL ORDER; GIVEN UNTIL 07/31/2023 TO COMPLY OR TO APPEAR ON 08/01/2023 FOR HEARING IF NOT IN COMPLIANCE. AMENDED FINAL ORDER; GIVEN UNTIL 11/06/2023 TO COMPLY OR TO APPEAR ON 11/07/2023 FOR HEARING IF NOT IN COMPLIANCE.
2.4	CASE 2023-014	OWNER(S): THOMAS, SHEEJA VARGHESE, PETER ADDRESS: 5921 SW 196 LN FOLIO: 5039 36 07 0010 VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, FILLING OR GRADING WITHOUT APPROVAL OR	STATUS: NOTICE OF VIOLATION ISSUED ON 01/12/2023. NOTICE OF HEARING ISSUED ON 01/25/2023 TO APPEAR ON 03/06/2023 FOR HEARING. ADMITTED VIOLATION; GIVEN UNTIL 05/03/2023 TO COMPLY OR TO APPEAR ON 05/04/2023 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT. AMENDED FINAL ORDER; GIVEN UNTIL 07/31/2023 TO COMPLY OR TO APPEAR ON 08/01/2023 FOR HEARING IF NOT IN COMPLIANCE. COMPLIED PRIOR TO HEARING.

<p>2.5</p>	<p>CASE 2023-065</p>	<p>OWNER(S): ULLOA, OSVALDO ALFONSO ULLOA, YOLASIS ADDRESS: 5201 SW 164 TERR FOLIO: 5040 32 05 0730 VIOLATION(S): 1. TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, FILLING OR GRADING WITHOUT APPROVAL OR PERMITS.</p> <p>2. TSWR CODE SEC. 045-030 (C)(1) ALL VEHICLES AND EQUIPMENT PARKED OR STORED MUST BE REGISTERED TO A PERMANENT, FULL-TIME RESIDENT OF THE PREMISES. DISMISSED</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 03/01/2023. NOTICE OF HEARING ISSUED ON 04/25/2023 TO APPEAR ON 06/06/2023 FOR HEARING. FOUND IN VIOLATION; VIOLATION #1 GIVEN UNTIL 07/05/2023 TO COMPLY OR TO APPEAR ON 07/06/2023 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT. VIOLATION#2 DISMISSED.</p> <p>NOTICE OF HEARING ISSUED ON 7/06/2023 TO APPEAR ON 08/01/2023 FOR HEARING IF NOT IN COMPLIANCE.</p> <p>AMENDED FINAL ORDER; GIVEN UNTIL 09/06/2023 TO COMPLY OR TO APPEAR ON 09/07/2023 FOR HEARING IF NOT IN COMPLIANCE.</p>
<p>2.6</p>	<p>CASE 2023-083</p>	<p>OWNER(S): MP HOLDINGS LLC ADDRESS: SW 48 ST FOLIO: 5040 31 01 0140 VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, FILLING OR GRADING WITHOUT APPROVAL OR PERMITS.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 03/16/2023. NOTICE OF HEARING ISSUED ON 04/10/2023 TO APPEAR ON 05/04/2023 FOR HEARING. ADMITTED VIOLATION; GIVEN UNTIL 07/31/2023 TO COMPLY BY OR TO APPEAR ON 08/01/2023 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT.</p> <p>A FINE IN THE AMOUNT OF \$150.00 A DAY IS IMPOSED AS OF 08/01/2023. \$150.00 ADMINISTRATIVE COST.</p>

3. NEW CASES

<p>3.1</p>	<p>CASE 2023-084</p>	<p>OWNER(S): IKSIMAR INVESTMENTS LLC % MANDEEP SINGH ADDRESS: SW 67 PL FOLIO: 5140 05 01 0070 VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, FILLING OR GRADING WITHOUT APPROVAL OR PERMITS.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 03/16/2023.</p> <p>NOTICE OF HEARING ISSUED ON 07/18/2023 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 WILL BE APPLIED AFTER THAT. \$150.00 ADMINISTRATIVE COST.</p>
<p>3.2</p>	<p>CASE 2023-085</p>	<p>OWNER(S): JIMENEZ, GASPAR & CARMEN J ADDRESS: 5120 SW 167 AVE FOLIO: 5040 32 02 0081 VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, FILLING OR GRADING WITHOUT APPROVAL OR PERMITS.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 03/17/2023.</p> <p>NOTICE OF HEARING ISSUED ON 07/12/2023 TO APPEAR ON 08/01/2023 FOR HEARING.</p> <p>COMPLIED PRIOR TO HEARING.</p>
<p>3.3</p>	<p>CASE 2023-155</p>	<p>OWNER(S): COPETE CASTANO, ALEXANDER ADDRESS: 4801 SW 193 LN FOLIO: 5039 36 06 0070 VIOLATION(S): 1. TSWR CODE 045-030(C)(4)(a) & TSWR CODE SEC. 045-030 (C)(1) STORAGE OF COMMERCIAL VEHICLES IN EXCESS OF ONE (1).</p> <p>2. ALL VEHICLES AND EQUIPMENT PARKED OR STORED MUST BE REGISTERED TO A PERMANENT, FULL-TIME RESIDENT OF THE PREMISES.</p> <p>3. TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMIT, FILLING PROPERTY WITHOUT A PERMIT.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 05/02/2023.</p> <p>NOTICE OF HEARING ISSUED ON 07/13/2023 TO APPEAR ON 08/01/2023 FOR HEARING.</p> <p>COMPLIED PRIOR TO HEARING.</p>

3.4	CASE 2023-163	<p>OWNER(S): DODGE, MARY ADDRESS: 5360 SW 162 AVE FOLIO: 5040 32 01 0041 VIOLATION(S): 1. TSWR CODE SEC. 045-030 (C)(5)(B) RECREATIONAL VEHICLES SHALL NOT BE USED FOR LIVING PURPOSES.</p> <p>2.TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, ACCESSORY STRUCTURE ERECTED WITHOUT PERMITS.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 05/10/2023.</p> <p>NOTICE OF HEARING ISSUED ON 06/29/2023 TO APPEAR ON 08/01/2023 FOR HEARING.</p> <p>ADMITTED 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 WILL BE APPLIED AFTER THAT. WAIVED ADMINISTRATIVE COST.</p>
3.5	CASE 2023-166	<p>OWNER(S): SEDENO, EDDY J & LOURDES G ADDRESS: SW 70 PL FOLIO: 5140 06 03 0053 VIOLATION(S): TSWR SEC.020-040(D) IT SHALL BE THE RESPONSIBILITY OF ALL OWNERS OF PARCELS OF LAND TO MAINTAIN SUCH LANDS AND CONTIGUOUS SWALES FREE OF OVERGROWN GROUNDCOVER HEDGES AND GROUNDCOVER AND FREE OF ANY AND ALL ENCUMBRANCES.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 05/10/2023.</p> <p>NOTICE OF HEARING ISSUED ON 07/14/2023 TO APPEAR ON 08/01/2023 FOR HEARING.</p> <p>COMPLIED PRIOR TO HEARING.</p>
3.6	CASE 2023-188	<p>OWNER(S): CRUZ, LUIS A & NILDA ADDRESS: 13451 MUSTANG TRL FOLIO: 5140 02 01 0336 VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, FILLING OR GRADING WITHOUT APPROVAL OR PERMITS.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 05/23/2023.</p> <p>NOTICE OF HEARING ISSUED ON 07/06/2023 TO APPEAR ON 08/01/2023 FOR HEARING.</p> <p>ADMITTED 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 WILL BE APPLIED AFTER THAT. WAIVED ADMINISTRATIVE COST.</p>

3.7	CASE 2023-203	<p>OWNER(S): SFA INVESTMENT HOLDINGS LLC ADDRESS: SW 210 TERR FOLIO: 5039 34 01 0160 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:</p> <p>NOTICE OF VIOLATION ISSUED ON 06/02/2023.</p> <p>NOTICE OF HEARING ISSUED ON 07/12/2023 TO APPEAR ON 08/01/2023 FOR HEARING.</p> <p>FOUND IN VIOLATION; GIVEN UNTIL 08/11/2023 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 WILL BE APPLIED AFTER THAT. \$150.00 ADMINISTRATIVE COST.</p>
3.8	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:</p> <p>NOTICE OF VIOLATION ISSUED ON 06/15/2023.</p> <p>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 WILL BE APPLIED AFTER THAT. \$150.00 ADMINISTRATIVE COST.</p>

4. CITATIONS

<p>4.1</p>	<p>CASE 2023A-066</p>	<p>OWNER(S): DAVIS, MEGAN H & VONTAE O ADDRESS: 6051 SW 178 AVE FOLIO: 5140 06 13 0100 VIOLATION(S): TSWR CODE SEC. 7-3(A) FALSE ALARM IN EXCESS OF (3) FOURTH FALSE ALARM. FIRST FALSE ALARM ON 02/02/2023, SECOND FALSE ALARM ON 02/22/2023, AND THIRD FALSE ALARM ON 03/06/2023, FOURTH FALSE ALARM ON 06/27/2023.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 03/01/2023.</p> <p>CIVIL NOTICE OF VIOLAION ISSUED ON 04/03/2023.</p> <p>NOTICE OF HEARING ISSUED ON 04/03/2023 TO APPEAR ON 05/04/2023 FOR HEARING.</p> <p>1 FALSE ALARM ON 02/02/2023 2 FALSE ALARM ON 02/22/2023 3 FALSE ALARM ON 03/06/2023 PAID 4 FALSE ALARM ON 06/27/2023 PAID PRIOR TO HEARING.</p>
<p>4.2</p>	<p>CASE 2023A-199</p>	<p>OWNER(S): GESM LLC ADDRESS: 5021 SW 168 AVE FOLIO: 5040 32 02 0164 VIOLATION(S): TSWR CODE SEC. 7-3(A) FALSE ALARM IN EXCESS OF (2) THIRD FALSE ALARM. FIRST FALSE ALARM ON 05/24/2023 AT 11:14 AM, SECOND FALSE ALARM ON 05/24/2023 AT 13:08PM, AND THIRD FALSE ALARM ON 06/22/2023.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 06/01/2023.</p> <p>CIVIL NOTICE OF VIOLAION ISSUED ON 07/05/2023.</p> <p>1 FALSE ALARM ON 05/24/2023 2 FALSE ALARM ON 05/24/2023 3 FALSE ALARM ON 06/22/2023</p> <p>A FINE IN THE AMOUNT OF \$50.00 IS IMPOSED. \$150.00 ADMINISTRATIVE COST.</p>
<p>4.3</p>	<p>CASE 2023A-248</p>	<p>OWNER(S): NEW TESTAMENT BAPTIST CHURCH INC OF MIAMI ATT: GERALD PIRRI ADDRESS: 13900 GRIFFIN RD FOLIO: 5040 27 03 0010 VIOLATION(S): TSWR CODE SEC. 7-3(A) FALSE ALARM IN EXCESS OF (2) THIRD FALSE ALARM. FIRST FALSE ALARM ON 05/18/2023, SECOND FALSE ALARM ON 06/09/2023, AND THIRD FALSE ALARM ON 06/19/2023.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 07/05/2023.</p> <p>CIVIL NOTICE OF VIOLAION ISSUED ON 07/05/2023.</p> <p>1 FALSE ALARM ON 05/18/2023 2 FALSE ALARM ON 06/09/2023 3 FALSE ALARM ON 06/19/2023</p> <p>PAID PRIOR TO HEARING.</p>

**5. RE-HEARINGS:
6. FORECLOSURE REQUESTS**

6.1	CASE 2023-	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	STATUS:
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7. REPEAT VIOLATION

7.1	CASE 2023-	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	STATUS:
7.2	CASE 2023-	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	STATUS:

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).