

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
MARCH 5TH, 2024
9:00 A.M.

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

2.1	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. AMENDED FINAL ORDER; GIVEN UNTIL 03/04/2024 TO COMPLY OR TO APPEAR ON 03/05/2024 FOR HEARING IF NOT IN COMPLIANCE COMPLIED PRIOR TO HEARING
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<p>2.2</p>	<p>CASE 2023-220</p>	<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>
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3. NEW CASES

<p>3.1</p>	<p>CASE 2023-407</p>	<p>OWNER(S): ABRAMS LAND HOLDINGS LLC ADDRESS: 5131 SW 208 LN FOLIO: 5039 34 15 0020 VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, FILLING OR GRADING WITHOUT APPROVAL OR PERMITS.</p>	<p>STATUS: COURTESY NOTICE ISSUED ON 9/12/2023.</p> <p>NOTICE OF VIOLATION ISSUED ON 11/08/2023.</p> <p>NOTICE OF HEARING ISSUED ON 2/07/2024 TO APPEAR ON 03/05/2024 FOR HEARING.</p> <p>COMPLIED PRIOR TO HEARING</p>
<p>3.2</p>	<p>CASE 2023-422</p>	<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>3.3</p>	<p>CASE 2023-438</p>	<p>OWNER(S): BLUE BAY FOUNDATION LLC ADDRESS: 6903 HANCOCK RD FOLIO: 5140 03 01 0047 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. PROPERTY IS OVERGROWN ON THE NORTHWEST END OF OUTER WALL.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 11/01/2023.</p> <p>NOTICE OF HEARING ISSUED ON 01/03/2024 TO APPEAR ON 03/05/2024 FOR HEARING.</p> <p>COMPLIED PRIOR TO HEARING</p>

3.6	CASE 2024-006	OWNER(S): BENNETT, KYLE C ADDRESS: 5631 SW 195 TER FOLIO: 5039 36 07 0560 VIOLATION(S): TSWR CODE SEC. 005-080 (A) WORK WITHOUT PERMIT, FILLING ON PROPERTY WITHOUT APPROVAL OR PERMIT.	STATUS: NOTICE OF VIOLATION ISSUED ON 1/03/2024. NOTICE OF HEARING ISSUED ON 02/07/2024 TO APPEAR ON 03/05/2024 FOR HEARING. COMPLIED PRIOR TO HEARING
3.7	CASE 2024-026	OWNER(S): TWO SISTERS NURSERY INC ADDRESS: 5879 SW 178 AVE FOLIO: 5040 31 01 0390 VIOLATION(S): TSWR CODE SEC. 005-080 (A) WORK WITHOUT PERMIT, WORKING ON PROPERTY WITHOUT APPROVAL OR PERMIT	STATUS: NOTICE OF VIOLATION ISSUED ON 1/25/2024. NOTICE OF HEARING ISSUED ON 02/07/2024 TO APPEAR ON 03/05/2024 FOR HEARING. ADMITTED VIOLATION, COMPLIANCE BY APRIL 2ND OR APPEAR AT THE APRIL 3RD HEARING. IF NOT IN COMPLIANCE, A FINE OF \$150 PER DAY WILL BE IMPOSED.
3.8	CASE 2024-028	OWNER(S): CHOUDHURY, MAROOF SULTANA, ROSY ADDRESS: SW 188 AVE FOLIO: 5139 01 01 0300 VIOLATION(S): TSWR CODE SEC. 020-040(D) THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION.	STATUS: NOTICE OF VIOLATION ISSUED ON 1/29/2024. NOTICE OF HEARING ISSUED ON 02/16/2024 TO APPEAR ON 03/05/2024 FOR HEARING. COMPLIED PRIOR TO HEARING

3.9	CASE 2024-035	OWNER(S): MASSON, KIMBERLY KAY & ROBERTO F ADDRESS: 18531 SW 58 ST FOLIO: 5039 36 04 0070 VIOLATION(S): TSWR CODE SEC. 9-3, 9-4 NOISE DISTURBANCE PROHIBITED: NO PERSON SHALL MAKE, CONTINUE, ANY NOISE DISTURBANCE. NO PERSON SHALL OPERATE ANY SOUND IN SUCH MANNER AS TO CREATE A NOISE DISTURBANCE THAT IS AUDIBLE IN A RECEIVING LAND.	STATUS: NOTICE OF HEARING ISSUED ON 01/30/2024 TO APPEAR ON 03/05/2024 FOR HEARING. CONTESTED VIOLATION. FOUND IN VIOLATION. FINE IMPOSED FOR \$750, PLUS \$150 ADMINISTRATIVE COST. GIVEN 30 DAYS TO PAY.
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4. CITATIONS

5. RE-HEARINGS

6. FORECLOSURE REQUESTS

6.1	CASE 2021-402	OWNER(S): 5901 SW 162 AVE LLC ADDRESS: 5901 SW 162 AVE FOLIO: 5040 32 04 0068 VIOLATION(S): TSWR CODE SEC. 045-050, 045-060 COMMERCIAL BOARDING KENNEL IN RURAL ESTATE DISTRICT IS NOT PERMITTED.	STATUS: NOTICE OF VIOLATION ISSUED ON 05/26/2021. NOTICE OF HEARING ISSUED ON 06/07/2021 TO APPEAR ON 07/06/2021 FOR HEARING. ORDER OF CONTINUANCE TO APPEAR ON 08/03/2021 FOR HEARING. ORDER OF CONTINUANCE TO APPEAR ON 09/07/2021 FOR HEARING GIVEN UNTIL 09/17/2021 (10) DAYS TO SUBMIT LEGAL BRIEF, AND (10) DAYS FOR TOWN LEGAL DEPARTMENT TO SUBMIT BRIEF TO MAGISTRATE FOR REVIEW AND RULING. NOTICE OF HEARING ISSUED ON 06/23/2023 TO APPEAR ON 07/06/2023 FOR HEARING. NOTICE OF HEARING ISSUED ON 07/06/2023 TO APPEAR ON 09/07/2023 FOR HEARING. REDUCTION PRICE TO \$24,000.00 GIVEN 180 DAYS TO PAY.
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			SUA SPONTE DECISION BY MAGISTRATE. GIVEN ADDITIONAL 30 DAYS TO PAY.
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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).