

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
APRIL 3RD, 2024
9:00 A.M.

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

2.1	CASE 2021-409	OWNER(S): SHERIDAN STREET 184TH AVENUE LLC ADDRESS: SW 185 WAY FOLIO: 5139 01 01 0080 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.	STATUS: NOTICE OF VIOLATION ISSUED ON 06/02/2021. NOTICE OF HEARING ISSUED ON 07/02/2021 TO APPEAR ON 08/03/2021 FOR HEARING. 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. GIVEN UNTIL 01/31/2022 TO OBTAIN COMPLIANCE OR TO APPEAR ON 02/01/2022 FOR HEARING IF NOT IN COMPLIANCE. 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.
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			<p>AMENDED FINAL ORDER; GIVEN UNTIL 02/05/2023 TO COMPLY OR TO APPEAR ON 02/06/2023 FOR HEARING IF NOT IN COMPLIANCE.</p> <p>AMENDED FINAL ORDER; GIVEN UNTIL 07/31/2023 TO COMPLY OR TO APPEAR ON 08/01/2023 FOR HEARING IF NOT IN COMPLIANCE.</p> <p>AMENDED FINAL ORDER; GIVEN UNTIL 12/31/2023 TO OBTAIN COMPLIANCE OR TO APPEAR ON 01/02/2024 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 09/30/2024 TO COMPLY OR APPEAR AT THE 10/01/2024 HEARING.</p>
2.2	CASE 2023-096	<p>OWNER(S): CUARTAS, ANDRES FELIPE ARANGO, ALEXANDRA ADDRESS: 6301 SW 186 WAY FOLIO: 5139 01 02 0140 VIOLATION(S): 1. TSWR CODE 045-030(G)(4) ONLY ONE (1) GUESTHOUSE SHALL BE PERMITTED PER PLOT, AND IT MAY NOT BE RENTED, LEASED, OR SOLD SEPARATELY FROM OVERALL PROPERTY. A GUESTHOUSE SHALL NOT CONTAIN, NOR BE DESIGNED TO CONTAIN, A STOVE OR RANGE, A DISHWASHER, OR MORE THAN ONE (1) REFRIGERATOR.</p> <p>2. TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMIT, ACCESSORY STRUCTURE WITHOUT A PERMIT.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 03/27/2023.</p> <p>NOTICE OF HEARING ISSUED ON 05/09/2023 TO APPEAR ON 06/06/2023 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.</p> <p>AMENDED FINAL ORDER; GIVEN UNTIL 10/02/2023 TO COMPLY OR TO APPEAR FOR HEARING ON 10/03/2023 IF</p>

			<p>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 04/02/2024 TO COMPLY OR TO APPEAR ON 04/03/2024 FOR HEARING IF NOT IN COMPLIANCE</p> <p>FINAL ORDER IMPOSED</p>
2.3	<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> <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>
2.4	<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 04/02/2024 TO COMPLY OR TO APPEAR ON 04/03/2024 FOR HEARING IF NOT IN COMPLIANCE. ADMINISTRATIVE FEE WAS</p>

			<p>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>
2.5	CASE 2024-026	<p>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</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 1/25/2024.</p> <p>NOTICE OF HEARING ISSUED ON 02/07/2024 TO APPEAR ON 03/05/2024 FOR HEARING.</p> <p>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.</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>
3.2	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</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 02/07/2024.</p>

		GRADING WITHOUT APPROVAL OR PERMITS.	<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>
3.3	CASE 2024-089	<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>
3.4	CASE 2024-090	<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>
3.5	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>
3.6	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>

- 4. CITATIONS**
- 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).