

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  
 JULY 25<sup>TH</sup>, 2024**

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

3.1	<b>CASE 2024-148</b>	<b>OWNER(S):</b> PRISCO CAMERINI, ZULAY MARIA <b>ADDRESS:</b> 6540 MELALEUCA RD <b>FOLIO:</b> 5140 02 01 0173 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-120(C)(1)(4)</b> 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.	<b>STATUS:</b> NOTICE OF INTENT TO REVOKE CERTIFICATE OF USE ISSUED ON 03/22/2024.  NOTICE OF HEARING ISSUED ON 04/09/2024 TO APPEAR ON 05/07/2024 FOR HEARING PER RESIDENT’S REQUEST.  MAY 2024 HEARING RESCHEDULED. NOTICE OF HEARING ISSUED ON 05/28/2024 TO APPEAR ON 06/05/2024 FOR HEARING.  CONTINUANCE GRANTED, TO APPEAR ON JULY 25 <sup>TH</sup> , 2024 HEARING.  <b>REVOCATION OF CERTIFICATE OF USE RATIFIED.</b>
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<p><b>3.2</b></p>	<p><b>CASE</b> <b>2024-177</b></p>	<p><b>OWNER(S):</b> NICHOLS, MARGARET  <b>ADDRESS:</b> 18521 SW 58 ST  <b>FOLIO:</b> 5039 36 04 0060  <b>VIOLATION(S):</b> <b>TSWR SEC. 045-100 (B)(C)</b>  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.</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 05/08/2024.</p> <p>NOTICE OF HEARING ISSUED ON 06/20/2024 TO APPEAR ON 07/02/2024 FOR HEARING.</p> <p>CONTINUANCE GRANTED, TO APPEAR ON JULY 25<sup>TH</sup>, 2024 HEARING.</p> <p><b>ADMITTED VIOLATION. GIVEN UNTIL 10/23/2024 TO COMPLY OR TO APPEAR ON 11/06/2024 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY PER VIOLATION WILL BE APPLIED THEREAFTER.</b></p>
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- 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).