

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 7TH, 2024**

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

2.1	CASE 2023-469	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.	STATUS: NOTICE OF VIOLATION ISSUED ON 12/27/2023. NOTICE OF HEARING ISSUED ON 03/28/2024 TO APPEAR ON 05/07/2024 FOR HEARING. MAY 2024 HEARING RESCHEDULED. NOTICE OF HEARING ISSUED ON 04/22/2024 TO APPEAR ON 06/05/2024 FOR HEARING. 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. AMENDED FINAL ORDER GIVEN UNTIL 08/06/2024 TO COMPLY OR TO APPEAR FOR HEARING ON 08/07/2024 IF NOT IN COMPLIANCE AMENDED FINAL ORDER GIVEN UNTIL 09/03/2024 TO COMPLY OR TO APPEAR FOR HEARING ON 09/04/2024 IF NOT IN COMPLIANCE.
2.2	CASE 2024-095	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.	STATUS: NOTICE OF VIOLATION ISSUED ON 03/18/2024. NOTICE OF HEARING ISSUED ON 05/01/2024 TO APPEAR ON 07/02/2024 FOR HEARING. 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 COMPLIED PRIOR TO HEARING.

3. NEW CASES

<p>3.1</p>	<p>CASE 2024-059</p>	<p>OWNER(S): SPASIC, ZORAN DELGADO SPASIC, YARA ADDRESS: 14571 MUSTANG TRL FOLIO: 5140 03 10 0010 VIOLATION(S): TSWR CODE SEC. 005-080 (A) WORK WITHOUT PERMIT, WORKING ON PROPERTY WITHOUT APPROVAL OR PERMIT. EXTENDED WALL ON PROPERTY TO AT LEAST 8 FEET IN HEIGHT WITHOUT PERMIT OR APPROVAL.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 02/07/2024. NOTICE OF HEARING ISSUED ON 04/16/2024 TO APPEAR ON 06/05/2024 FOR HEARING. NOTICE OF HEARING ISSUED ON 06/20/2024 TO APPEAR ON 08/07/2024 FOR HEARING. FOUND IN VIOLATION: GIVEN UNTIL 09/03/2024 TO COMPLY OR TO APPEAR AT THE 09/04/2024 HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$250.00 A DAY IF NOT IN COMPLIANCE THEREAFTER. \$150 ADMINISTRATIVE COST.</p>
<p>3.3</p>	<p>CASE 2024-112</p>	<p>OWNER(S): 1760 NE LLC ADDRESS: 6051 SW 136 AVE FOLIO: 5140 03 01 0024 VIOLATION(S): TSWR CODE SEC. 005-080 (A) WORK WITHOUT PERMIT, FILLING ON PROPERTY WITHOUT APPROVAL OR PERMIT</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 03/19/2024. NOTICE OF HEARING ISSUED ON 06/25/2024 TO APPEAR ON 08/07/2024 FOR HEARING. FOUND IN VIOLATION: GIVEN UNTIL 11/05/2024 TO COMPLY OR TO APPEAR AT THE 11/06/2024 HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY IF NOT IN COMPLIANCE THEREAFTER. ADMINISTRATIVE COST WAIVED.</p>
<p>3.4</p>	<p>CASE 2024-147</p>	<p>OWNER(S): IKSIMAR INVESTMENTS LLC % MANDEEP SINGH 2315 NW 107 AVE ADDRESS: SW 67 PL FOLIO: 5140 05 01 0070 VIOLATION(S): 1)TSWR CODE SEC. 005-080 (A) WORK WITHOUT PERMIT, FILLING ON PROPERTY WITHOUT APPROVAL OR PERMIT 2)TSWR CODE SEC. 005-080 (A) WORK WITHOUT PERMIT, ERECTED STRUCTURE WITHOUT A PERMIT 3) TSWR CODE SEC. 045-030(C)(1)</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 04/09/2024. NOTICE OF HEARING ISSUED ON 05/17/2024 TO APPEAR ON 07/02/2024 FOR HEARING. NOTICE OF HEARING ISSUED ON 06/17/2024 TO APPEAR ON 08/07/2024 FOR HEARING. COMPLIED PRIOR TO HEARING.</p>

		<p>ALL VEHICLES AND EQUIPMENT PARKED OR STORED MUST BE REGISTERED TO A PERMANENT, FULL-TIME RESIDENT OF THE PREMISES</p> <p>4) SEC.045-050/045-060 PROHIBITED USE OF PROPERTY, COMMERCIAL OPERATIONS; STORING EQUIPMENT AND MATERIALS BEING UTILIZED FOR COMMERCIAL LANDSCAPING OPERATION.</p>	
3.5	CASE 2024-162	<p>OWNER(S): LMSF 22 LLC ADDRESS: SW 178 AVE FOLIO: 5140 06 13 0090 VIOLATION(S): TSWR CODE SEC. 005-080 (A) WORK WITHOUT PERMIT, FILLING ON PROPERTY WITHOUT APPROVAL OR PERMIT</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 05/01/2024.</p> <p>NOTICE OF HEARING ISSUED ON 07/09/2024 TO APPEAR ON 08/07/2024 FOR HEARING.</p> <p>COMPLIED PRIOR TO HEARING.</p>
3.6	CASE 2024-188	<p>OWNER(S): MASSON, KIMBERLY KAY & ROBERTO F ADDRESS: 18531 SW 58 ST FOLIO: 5039 36 04 0070 VIOLATION(S): TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMIT, ROOF STRUCTURE ON THE SOUTHEAST END ABUTTING PRINCIPAL STRUCTURE ERECTED WITHOUT APPROVAL OR PERMIT.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 05/21/2024.</p> <p>NOTICE OF HEARING ISSUED ON 06/25/2024 TO APPEAR ON 08/07/2024 FOR HEARING.</p> <p>COMPLIED PRIOR TO 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).