

Town of Southwest Ranches
Code Compliance Division
13400 Griffin Road
Southwest Ranches, FL 33330
Phone (954) 434-0008
Fax (954) 434-1490

SPECIAL MAGISTRATE AGENDA
NOVEMBER 6TH, 2024
9:00 A.M.

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

2.1	CASE 2023-429	OWNER(S): SW 133 PROPERTIES LLC ADDRESS: STIRLING RD FOLIO: 5040 35 16 0010 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.	STATUS: NOTICE OF VIOLATION ISSUED ON 10/25/2023. NOTICE OF HEARING ISSUED ON 12/19/2023 TO APPEAR ON 01/02/2023 FOR HEARING. FOUND IN VIOLATION. GIVEN 10 DAYS OR UNTIL 01/12/2024 TO COMPLY OR TO APPEAR ON 02/06/2024 FOR HEARING IF NOT IN COMPLIANCE. A FINE OF \$150.00 WILL BE IMPOSED AFTER 10/12/2024 AND \$150.00 ADMINISTRATIVE FEE IS ORDERED. COMPLIED PRIOR TO HEARING
2.2	CASE 2023-430	OWNER(S): SW 133 PROPERTIES LLC ADDRESS: SW 133 AVE FOLIO: 5040 35 16 0020 VIOLATION(S): TSWR SEC. 020-030(A)(E)(F), FL ST 823.01 PUBLIC NUISANCE. ALL NUISANCES THAT TEND TO ANNOY THE COMMUNITY, INJURE THE HEALTH OF THE CITIZENS IN GENERAL, OR CORRUPT THE PUBLIC MORALS. THE IMPROPER DISPOSAL OF WASTE, INCLUDING ROTTEN FRUIT AND VEGETATION, IS EMITTING A FOUL ODOR THAT AFFECTS NEIGHBORING PROPERTIES.	STATUS: NOTICE OF VIOLATION ISSUED ON 10/25/2023. NOTICE OF HEARING ISSUED ON 12/19/2023 TO APPEAR ON 01/02/2023 FOR HEARING. FOUND IN VIOLATION. GIVEN 10 DAYS OR UNTIL 01/12/2024 TO COMPLY OR TO APPEAR ON 02/06/2024 FOR HEARING IF NOT IN COMPLIANCE. A FINE OF \$250.00 WILL BE IMPOSED AFTER 10/12/2024 AND \$150.00 ADMINISTRATIVE FEE IS ORDERED. COMPLIED PRIOR TO HEARING

2.3	CASE 2024-112	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	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.
2.4	CASE 2024-177	OWNER(S): NICHOLS, MARGARET ADDRESS: 18521 SW 58 ST FOLIO: 5039 36 04 0060 VIOLATION(S): TSWR SEC. 045-100 (B)(C) 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.	STATUS: NOTICE OF VIOLATION ISSUED ON 05/08/2024. NOTICE OF HEARING ISSUED ON 06/20/2024 TO APPEAR ON 07/02/2024 FOR HEARING. CONTINUANCE GRANTED, TO APPEAR ON JULY 25 TH , 2024 HEARING. 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. COMPLIED PRIOR TO HEARING

3. NEW CASES

3.1	CASE 2024-075	OWNER(S): NG NURSERY LLC ADDRESS: 21051 STIRLING ROAD FOLIO: 5039 34 01 0640 VIOLATION(S): TSWR. Sec. 045-050, 045-060, UNAUTHORIZED USE OF PROPERTY. OPERATING A COMMERCIAL LANDSCAPING OPERATION FROM PROPERTY.	STATUS: NOTICE OF VIOLATION ISSUED ON 02/23/2024. NOTICE OF HEARING ISSUED ON 10/01/2024 TO APPEAR ON 11/06/2024 FOR HEARING.
3.2	CASE 2024-158	OWNER(S): DONKOR, CHARAN, DONKOR, SHANI ADDRESS: 5215 SW 210 TER 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.	STATUS: NOTICE OF VIOLATION ISSUED ON 04/26/2024. NOTICE OF HEARING ISSUED ON 09/24/2024 TO APPEAR ON 11/06/2024 FOR HEARING. COMPLIED PRIOR TO HEARING
3.3	CASE 2024-236	OWNER(S): CARDOSO, JULIO A & POLLY E JULIO A & POLLY CARDOSO LIV TR ADDRESS: 5301 SW 195 TER FOLIO: 5039 36 01 0106 VIOLATION(S): TSWR SEC. 020-040(A)(E)(3), 090-100(C) FAILURE TO MAINTAIN ROAD ADJACENT TO PROPERTY. ROAD HAS AREAS WHERE ASPHALT HAS DETERIORATED.	STATUS: COURTESY NOTICE ISSUED ON 07/12/2024. NOTICE OF VIOLATION ISSUED ON 09/09/2024. NOTICE OF HEARING ISSUED ON 09/30/2024 TO APPEAR ON 11/06/2024 FOR HEARING.

4. CITATIONS

4.1	CASE 2023-106	OWNER(S): MASSON, KIMBERLY KAY & ROBERTO F ADDRESS: 18531 SW 58 ST FOLIO: 5039 36 04 0070 VIOLATION(S): TSWR CODE 045- 030(C)(4)(a) STORAGE OF COMMERCIAL VEHICLES EXCEEDING (1).	STATUS: WARNING NOTICE OF VIOLATION ISSUED ON 04/04/2023. CIVIL NOTICE OF VIOLAION ISSUED ON 09/26/2024. NOTICE OF HEARING ISSUED ON 09/26/2024 TO APPEAR ON 11/06/2024 FOR HEARING.
-----	------------------	---	---

4.2	CASE 2024-259	OWNER(S): ZINN, CRAIG M ADDRESS: 13711 SHERIDAN ST FOLIO: 5140 03 01 0491 VIOLATION(S): TSWR CODE SEC. 7-3(A) FALSE ALARMS IN EXCESS OF (2) TWO, SHALL BE DEEMED A PUBLIC NUISANCE. - 1 FALSE ALARM ON 07/20/2024 - 2 FALSE ALARM ON 08/02/2024 - 3 FALSE ALARM ON 09/01/2024	STATUS: NOTICE OF VIOLATION ISSUED ON 09/09/2024 - 1 FALSE ALARM ON 07/20/2024 - 2 FALSE ALARM ON 08/02/2024 CIVIL NOTICE OF VIOLAION ISSUED ON 10/07/2024 - 3 FALSE ALARM ON 09/01/2024 PAID PRIOR TO HEARING
4.3	CASE 2024-314	OWNER(S): COQUINA STATION LLC % PHILLIPS EDISON GROUP LLC ADDRESS: 6800 DYKES RD FOLIO: 5140 04 13 0060 VIOLATION(S): TSWR CODE SEC. 7-3(A) FALSE ALARMS IN EXCESS OF (2) TWO, SHALL BE DEEMED A PUBLIC NUISANCE. - 1 FALSE ALARM ON 08/20/2024 - 2 FALSE ALARM ON 08/31/2024 - 3 FALSE ALARM ON 09/10/2024	STATUS: NOTICE OF VIOLATION ISSUED ON 09/09/2024 - 1 FALSE ALARM ON 08/20/2024 - 2 FALSE ALARM ON 08/31/2024 CIVIL NOTICE OF VIOLAION ISSUED ON 10/15/2024 - 3 FALSE ALARM ON 09/10/2024

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).