

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**  
**October 1<sup>st</sup>, 2024**  
**9:00 A.M.**

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

<b>2.1</b>	<b>CASE</b> <b>2021-409</b>	<b>OWNER(S):</b> SHERIDAN STREET 184TH AVENUE LLC <b>ADDRESS:</b> SW 185 WAY <b>FOLIO:</b> 5139 01 01 0080 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080(A)</b> CLEARING WITHOUT A PERMIT. UNLAWFUL TO ALTER, EXCAVATE, FILL, OR CLEAR LAND WITHOUT PRIOR APPROVAL AND PERMITTING.	<b>STATUS:</b> 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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2.2	CASE 2023-422	<p><b>OWNER(S):</b> CID, RIGOBERTO &amp; AMPARO <b>ADDRESS:</b> SW 210 TER <b>FOLIO:</b> 5039 34 11 0010 <b>VIOLATION(S):</b> <b>TSWR SEC. 045-050, 045-060</b> UNAUTHORIZED USE OF PROPERTY. OPERATING A COMMERCIAL LANDSCAPING OPERATION FROM PROPERTY.</p>	<p><b>STATUS:</b> 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</p>

			<p>APPEAR ON MAY 7TH, 2024 HEARING.</p> <p>CONTINUANCE GRANTED, TO APPEAR ON JULY 2ND, 2024 HEARING.</p> <p>CONTINUANCE GRANTED, TO APPEAR ON JULY 11TH, 2024 HEARING.</p> <p>GIVEN 30 DAYS TO PRESENT POST-HEARING BRIEF AND 15 DAYS FOR THE RESPONSE BRIEF.</p> <p>NOTICE OF HEARING FOR ADJUDICATION ISSUED ON 09/17/2024 TO APPEAR ON 10/01/2024 FOR HEARING.</p> <p><b>FOUND IN VIOLATION: GIVEN UNTIL 12/02/2024 TO COMPLY OR TO APPEAR AT THE 12/03/2024 HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$250.00 A DAY IF NOT IN COMPLIANCE THEREAFTER.</b></p>
2.3	CASE 2024-163	<p><b>OWNER(S):</b> 1464 GROVE LLC  <b>ADDRESS:</b> 5601 SW 210 TER  <b>FOLIO:</b> 5039 34 01 0611  <b>VIOLATION(S):</b> <b>TSWR CODE 045-030 (C)</b>  VEHICLES MAY BE PARKED OR STORED ONLY AS AN ACCESSORY USE TO A PERMANENT DWELLING.</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 05/01/2024.</p> <p>NOTICE OF HEARING ISSUED ON 05/08/2024 TO APPEAR ON 07/02/2024 FOR HEARING.</p> <p>FOUND IN VIOLATION. STIPULATED AGREEMENT. GIVEN UNTIL 08/31/2024 TO COMPLY.</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>

- 3. NEW CASES
- 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).