

Town of Southwest Ranches  
Code Compliance Division  
13400 Griffin Road  
Southwest Ranches, FL 33330  
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**SPECIAL MAGISTRATE MINUTES**  
**NOVEMBER 6<sup>TH</sup>, 2024**  
**9:00 A.M.**

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

2.1	<b>CASE</b> 2023-429	<b>OWNER(S):</b> SW 133 PROPERTIES LLC <b>ADDRESS:</b> STIRLING RD <b>FOLIO:</b> 5040 35 16 0010 <b>VIOLATION(S):</b> <b>TSWR SEC.020-040(D)</b> 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.	<b>STATUS:</b> 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.  <b>COMPLIED PRIOR TO HEARING</b>
2.2	<b>CASE</b> 2023-430	<b>OWNER(S):</b> SW 133 PROPERTIES LLC <b>ADDRESS:</b> SW 133 AVE <b>FOLIO:</b> 5040 35 16 0020 <b>VIOLATION(S):</b> <b>TSWR SEC. 020-030(A)(E)(F), FL ST 823.01</b> 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.	<b>STATUS:</b> 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.  <b>COMPLIED PRIOR TO HEARING</b>

2.3	<b>CASE</b> <b>2024-112</b>	<b>OWNER(S):</b> 1760 NE LLC <b>ADDRESS:</b> 6051 SW 136 AVE <b>FOLIO:</b> 5140 03 01 0024 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080 (A)</b> WORK WITHOUT PERMIT, FILLING ON PROPERTY WITHOUT APPROVAL OR PERMIT	<b>STATUS:</b> 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.  <b>AMENDED FINAL ORDER</b> <b>GIVEN UNTIL 01/06/2025 TO</b> <b>COMPLY OR TO APPEAR</b> <b>FOR HEARING ON 01/07/2025</b> <b>IF NOT IN COMPLIANCE.</b> <b>ADMINISTRATIVE COST</b> <b>WAIVED.</b>
2.4	<b>CASE</b> <b>2024-177</b>	<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.	<b>STATUS:</b> 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 <sup>TH</sup> , 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.  <b>COMPLIED PRIOR TO</b> <b>HEARING</b>

3. NEW CASES

<p>3.1</p>	<p><b>CASE 2024-075</b></p>	<p><b>OWNER(S):</b> NG NURSERY LLC  <b>ADDRESS:</b> 21051 STIRLING ROAD  <b>FOLIO:</b> 5039 34 01 0640  <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 02/23/2024.</p> <p>NOTICE OF HEARING ISSUED ON          10/01/2024 TO APPEAR ON          11/06/2024 FOR HEARING.</p> <p><b>FOUND IN VIOLATION:          GIVEN UNTIL 02/03/2025 TO          COMPLY OR TO APPEAR AT          THE 02/04/2025 HEARING IF NOT          IN COMPLIANCE.          A FINE IN THE AMOUNT OF          \$150.00 A DAY IF NOT IN          COMPLIANCE THEREAFTER.          ADMINISTRATIVE COST          WAIVED.</b></p>
<p>3.2</p>	<p><b>CASE 2024-158</b></p>	<p><b>OWNER(S):</b> DONKOR, CHARAN, DONKOR,          SHANI  <b>ADDRESS:</b> 5215 SW 210 TER  <b>FOLIO:</b> 5039 34 01 0160  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 020-          040(D)</b> THE FOLLOWING IS CONSIDERED A          PUBLIC NUISANCE: EXISTENCE OF          OVERGROWN GROUND COVER OR          VEGETATION.</p>	<p><b>STATUS:</b>          NOTICE OF VIOLATION ISSUED          ON 04/26/2024.</p> <p>NOTICE OF HEARING ISSUED ON          09/24/2024 TO APPEAR ON          11/06/2024 FOR HEARING.</p> <p><b>COMPLIED PRIOR TO HEARING</b></p>
<p>3.3</p>	<p><b>CASE 2024-236</b></p>	<p><b>OWNER(S):</b> CARDOSO, JULIO A &amp; POLLY E          JULIO A &amp; POLLY CARDOSO LIV TR  <b>ADDRESS:</b> 5301 SW 195 TER  <b>FOLIO:</b> 5039 36 01 0106  <b>VIOLATION(S):</b> <b>TSWR SEC. 020-040(A)(E)(3),          090-100(C)</b> FAILURE TO MAINTAIN ROAD          ADJACENT TO PROPERTY. ROAD HAS          AREAS WHERE ASPHALT HAS          DETERIORATED.</p>	<p><b>STATUS:</b>          COURTESY NOTICE ISSUED ON          07/12/2024.</p> <p>NOTICE OF VIOLATION ISSUED          ON 09/09/2024.</p> <p>NOTICE OF HEARING ISSUED ON          09/30/2024 TO APPEAR ON          11/06/2024 FOR HEARING.</p> <p><b>COMPLIED PRIOR TO HEARING</b></p>

#### 4. CITATIONS

<p><b>4.1</b></p>	<p><b>CASE 2023-106</b></p>	<p><b>OWNER(S):</b> MASSON, KIMBERLY KAY &amp; ROBERTO F  <b>ADDRESS:</b> 18531 SW 58 ST  <b>FOLIO:</b> 5039 36 04 0070  <b>VIOLATION(S):</b> <b>TSWR CODE 045-030(C)(4)(a)</b> STORAGE OF COMMERCIAL VEHICLES EXCEEDING (1).</p>	<p><b>STATUS:</b>  WARNING NOTICE OF VIOLATION ISSUED ON 04/04/2023.</p> <p>CIVIL NOTICE OF VIOLAION ISSUED ON 09/26/2024.</p> <p>NOTICE OF HEARING ISSUED ON 09/26/2024 TO APPEAR ON 11/06/2024 FOR HEARING.</p> <p><b>DISMISSED PRIOR TO HEARING</b></p>
<p><b>4.2</b></p>	<p><b>CASE 2024-259</b></p>	<p><b>OWNER(S):</b> ZINN, CRAIG M  <b>ADDRESS:</b> 13711 SHERIDAN ST  <b>FOLIO:</b> 5140 03 01 0491  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 7-3(A)</b> FALSE ALARMS IN EXCESS OF (2) TWO, SHALL BE DEEMED A PUBLIC NUISANCE.</p> <p>- 1 FALSE ALARM ON 07/20/2024  - 2 FALSE ALARM ON 08/02/2024  - 3 FALSE ALARM ON 09/01/2024</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 09/09/2024</p> <p>- 1 FALSE ALARM ON 07/20/2024  - 2 FALSE ALARM ON 08/02/2024</p> <p>CIVIL NOTICE OF VIOLAION ISSUED ON 10/07/2024</p> <p>- 3 FALSE ALARM ON 09/01/2024</p> <p><b>PAID PRIOR TO HEARING</b></p>
<p><b>4.3</b></p>	<p><b>CASE 2024-314</b></p>	<p><b>OWNER(S):</b> COQUINA STATION LLC % PHILLIPS EDISON GROUP LLC  <b>ADDRESS:</b> 6800 DYKES RD  <b>FOLIO:</b> 5140 04 13 0060  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 7-3(A)</b> FALSE ALARMS IN EXCESS OF (2) TWO, SHALL BE DEEMED A PUBLIC NUISANCE.</p> <p>- 1 FALSE ALARM ON 08/20/2024  - 2 FALSE ALARM ON 08/31/2024  - 3 FALSE ALARM ON 09/10/2024</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 09/09/2024</p> <p>- 1 FALSE ALARM ON 08/20/2024  - 2 FALSE ALARM ON 08/31/2024</p> <p>CIVIL NOTICE OF VIOLAION ISSUED ON 10/15/2024</p> <p>- 3 FALSE ALARM ON 09/10/2024</p> <p><b>FOUND IN VIOLATION ON ONE COUNT OF \$50.00 AND ADMINISTRATIVE COSTS OF \$150.00 IS ORDERED. TOTAL AMOUNT DUE IS \$200.00.</b></p>

- 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).