

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
January 7th, 2025
9:00 A.M.

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

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| 2.1 | CASE 2023-422 | OWNER(S): CID, RIGOBERTO & AMPARO ADDRESS: SW 210 TER FOLIO: 5039 34 11 0010 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 10/13/2023. NOTICE OF HEARING ISSUED ON 12/27/2023 TO APPEAR ON 02/06/2024 FOR HEARING. ORDER OF CONTINUANCE GRANTED CONTINUANCE GRANTED, TO APPEAR ON APRIL 3RD, 2024 HEARING. CONTINUANCE GRANTED, TO APPEAR ON MAY 7TH, 2024 HEARING. CONTINUANCE GRANTED, TO APPEAR ON JULY 2ND, 2024 HEARING. CONTINUANCE GRANTED, TO APPEAR ON JULY 11TH, 2024 HEARING. GIVEN 30 DAYS TO PRESENT POST-HEARING BRIEF AND 15 DAYS FOR THE RESPONSE BRIEF. NOTICE OF HEARING FOR ADJUDICATION ISSUED ON 09/17/2024 TO APPEAR ON 10/01/2024 FOR HEARING. 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. AMENDED FINAL ORDER: GIVEN UNTIL 01/02/2025 TO COMPLY OR APPEAR AT THE 01/07/2025 HEARING. |
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| 2.2 | 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. AMENDED FINAL ORDER GIVEN UNTIL 01/06/2025 TO COMPLY OR TO APPEAR FOR HEARING ON 01/07/2025 IF NOT IN COMPLIANCE. ADMINISTRATIVE COST WAIVED. |
| 2.3 | CASE 2024-336 | OWNER(S): MULCH MANAGEMENT LLC ADDRESS: 4700 SW 199 AVE FOLIO: 5039 35 04 0320 VIOLATION(S): 1. TSWR CODE SEC. 045-030 (C)(1) ALL VEHICLES AND EQUIPMENT PARKED OR STORED MUST BE REGISTERED TO A PERMANENT, FULL-TIME RESIDENT OF THE PREMISES. 2. TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMIT, GATE WITHOUT A PERMIT. | STATUS: NOTICE OF VIOLATION ISSUED ON 09/26/2024. NOTICE OF HEARING ISSUED ON 11/04/2024 TO APPEAR ON 12/03/2024 FOR HEARING. FOUND IN VIOLATION: GIVEN UNTIL 01/06/2025 TO COMPLY OR TO APPEAR AT THE 01/07/2025 HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY IF NOT IN COMPLIANCE THEREAFTER. \$150 ADMINISTRATIVE COST. |

3. NEW CASES

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| 3.1 | CASE 2024-405 | OWNER(S): MONTENEGRO, OSCAR ADDRESS: 17700 SW 68 CT FOLIO: 5140 06 04 0162 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 11/27/2024. NOTICE OF HEARING ISSUED ON 12/18/2024 TO APPEAR ON 01/07/2025 FOR HEARING. |
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4. CITATIONS

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| 4.1 | CASE 2024-142 | OWNER(S): AGUERO, OSCAR J & STELLA M AGUERO FAM REV TR ADDRESS: 5301 W SAXON CIR FOLIO: 5040 33 02 0290 VIOLATION(S): TSWR CODE SEC. 7-3(A) FALSE ALARMS IN EXCESS OF (2) TWO, SHALL BE DEEMED A PUBLIC NUISANCE. | STATUS: NOTICE OF VIOLATION ISSUED ON 10/07/2024 - 1 FALSE ALARM ON 03/28/2024 - 2 FALSE ALARM ON 09/13/2024 |
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| | | - 1 FALSE ALARM ON 03/28/2024 - 2 FALSE ALARM ON 09/13/2024 - 3 FALSE ALARM ON 11/10/2024 | CIVIL NOTICE OF VIOLAION ISSUED ON 12/09/2024 - 3 FALSE ALARM ON 11/10/2024 |
| 4.2 | CASE 2024-218 | OWNER(S): GUTIERREZ, ELIZABETH GUTIERREZ, WILLIAM ADDRESS: 13441 MUSTANG TRL FOLIO: 5140 02 01 0335 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 05/15/2024 - 2 FALSE ALARM ON 10/07/2024 - 3 FALSE ALARM ON 11/10/2024 | STATUS: NOTICE OF VIOLATION ISSUED ON 11/15/2024 - 1 FALSE ALARM ON 05/15/2024 - 2 FALSE ALARM ON 10/07/2024 CIVIL NOTICE OF VIOLAION ISSUED ON 12/09/2024 - 3 FALSE ALARM ON 11/10/2024 |

5. RE-HEARINGS

6. FORECLOSURE REQUESTS

7. REPEAT VIOLATION

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| 7.1 | CASE 2024-318 | OWNER(S): MULCH MANAGEMENT LLC ADDRESS: 4700 SW 199 AVE FOLIO: 5039 35 04 0320 VIOLATION(S): TSWR CODE SEC.005-270 USE OF RIGHT OF WAY OR SWALES, MOTORIST SHALL BE PROHIBITED FROM PARKING AND ALLOWING VEHICLES TO BE PARKED ON THE RIGHT-OF-WAY OR SWALE. | STATUS: COURTESY NOTICE ISSUED ON 09/04/2024. NOTICE OF VIOLATION ISSUED ON 10/15/2024. WARNING NOTICE OF VIOLATION ISSUED ON 10/17/2024. CIVIL NOTICE OF VIOLAION ISSUED ON 11/04/2024. FOUND IN VIOLATION ON ONE COUNT OF \$250.00 AND ADMINISTRATIVE COSTS OF \$150.00 IS ORDERED. TOTAL AMOUNT DUE IS \$400.00. CHECK RECEIVED, COMPLIANCE LETTER SENT VIA MAIL 12/17/2024. REPEAT VIOLATION, CASE REOPENED. CIVIL NOTICE OF VIOLATION ISSUED ON 12/18/2024. |
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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).