

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 14th, 2025
10:30 A.M.

1. CALL SESSION TO ORDER
2. NON-COMPLIANCE CASE(S) & IMPOSITION OF PENALTY/LIEN
3. NEW CASES
4. CITATIONS
5. RE-HEARINGS
6. FORECLOSURE REQUESTS

6.1	CASE 2023-118	<p>OWNER(S): INVESTMENT MANAGEMENT MARLA LLC ADDRESS: 6540 MELALEUCA RD FOLIO: 5140 02 01 0173 VIOLATION(S): TSWR 1) SEC. 045-050, 045-060, 005-120 2) 005-080 3) 005-080 4) 005-080 5) 005-080</p> <ol style="list-style-type: none"> 1) OPERATING A PRIMARILY COMMERCIAL OPERATION FROM A RESIDENTIALLY ZONED PROPERTY. CERTIFICATE OF USE IS NULL AND VOID DUE TO VIOLATION OF CS/HB 403 AND F.S. 559.955 (HOME-BASED BUSINESS) REQUIREMENTS. <ol style="list-style-type: none"> a. ACTIVITIES OF HOME-BASED BUSINESS MUST BE SECONDARY USE TO THE PROPERTY'S USE AS A RESIDENTIAL DWELLING. b. THE BUSINESS EMPLOYEES WHO WORK AT THE RESIDENTIAL DWELLING MUST ALSO RESIDE IN THE RESIDENTIAL DWELLING ASIDE FROM TWO EMPLOYEES THAT MAY NOT RESIDE AT THE RESIDENTIAL DWELLING. c. PARKING RELATED TO BUSINESS MAY NOT GENERATE A NEED FOR PARKING GREATER IN VOLUME THAN A SIMILAR RESIDENCE WHERE NO BUSINESS IS CONDUCTED. VEHICLES MUST NOT BE PARKED IN SPACES THAT ARE LOCATED IN THE RIGHT OF WAY OR ON ANY UNIMPROVED SURFACE. d. BUSINESS ACTIVITIES MUST COMPLY WITH LOCAL REGULATIONS. (NOISE, NOXIOUS ODORS.) e. BUSINESS ACTIVITIES MUST COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS CONCERNING THE USE, STORAGE, OR DISPOSAL OF HAZARDOUS MATERIALS. f. AS VIEWED FROM THE STREET, THE RESIDENTIAL PROPERTY MUST BE CONSISTENT WITH THE USES OF THE RESIDENTIAL AREAS THAT SURROUND THE PROPERTY. ANY EXTERNAL MODIFICATIONS MUST CONFORM TO THE RESIDENTIAL CHARACTER AND ARCHITECTURAL AESTHETICS OF THE NEIGHBORHOOD. 2) WORK WITHOUT ANY APPROVAL OR PERMIT. TO WIT: MULTIPLE STRUCTURES ON SITE WERE BUILT OR INSTALLED WITHOUT PERMITS OR 	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 04/17/2023.</p> <p>NOTICE OF HEARING ISSUED ON 05/09/2023 TO APPEAR ON 06/06/2023 FOR HEARING.</p> <p>VIOLATION #1 CONTESTED GIVEN 14 DAYS TO GET TRANSCRIPTS FROM CODE HEARING AND 30 DAYS AFTER THAT TO PROVIDE A BRIEF.</p> <p>VIOLATION #2 ADMITTED VIOLATION #3 ADMITTED VIOLATION #4 DISMISSED VIOLATION #5 ADMITTED VIOLATION GIVEN 60 DAY TO COMPLY BY 09/06/2023 OR TO APPEAR FOR HEARING ON 09/07/2023 IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT.</p> <p>ORDER OF CONTINUANCE TO APPEAR ON 11/07/2023 FOR HEARING.</p> <p>FOUND IN VIOLATION; VIOLATION #1 GIVEN UNTIL 12/04/2023 TO COMPLY OR A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT.</p> <p>MOTION FILED BY OPPOSING COUNCIL DENIED.</p> <p>A FINE IN THE AMOUNT OF \$150.00 A DAY IS IMPOSED AS OF 12/05/2023.</p>
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		<p>ANY INSPECTIONS FOR MECHANICAL, STRUCTURAL, ELECTRICAL OR PLUMBING. COMPLIED</p> <p>WORK WITHOUT APPROVAL OR PERMIT. DRIVEWAY AND CONCRETE SLABS FOR STRUCTURES. COMPLIED</p> <p>3) WORK WITHOUT APPROVAL OR PERMITS. INTERIOR REMODEL OF PRINCIPAL STRUCTURE. DISMISSED</p> <p>4) WORK WITHOUT APPROVAL OR PERMITS. GAZEBO STRUCTURE IN POOL AREA. COMPLIED</p>	<p>NOTICE OF FORECLOSURE/ MONEY JUDGEMENT HEARING ISSUED ON 12/19/2024 TO APPEAR ON 01/07/2024 FOR HEARING.</p>
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3. 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).