

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
December 3rd, 2024
9:00 A.M.

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

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.
-----	-------------------------	--	---

3. NEW CASES

<p>3.1</p>	<p>CASE 2024-286</p>	<p>OWNER(S): SEBASTIAN & JUDITH LUPO REV TR ADDRESS: 13500 GRIFFIN RD FOLIO: 5040 26 04 0010 VIOLATION(S): TSWR.SEC.005-270 UNAUTHORIZED USE OF RIGHT-OF-WAY. CONDUCTING NURSERY RELATED ACTIVITIES ON TOWN'S RIGHT OF WAY. STORING PALLETS OF SOD ON SWALE. VEHICLES PARKING ON RIGHT OF WAY FOR LOADING AND UNLOADING NURSERY MATERIAL.</p>	<p>STATUS: COURTESY NOTICE ISSUED ON 08/20/2024. NOTICE OF VIOLATION ISSUED ON 09/30/2024. NOTICE OF HEARING ISSUED ON 11/14/2024 TO APPEAR ON 12/03/2024 FOR HEARING. FINDING OF FACT, IF IN VIOLATION AGAIN WILL BE SET AS REPEAT VIOLATION. ADMINISTRATIVE COST WAIVED.</p>
<p>3.2</p>	<p>CASE 2024-287</p>	<p>OWNER(S): FELIX, GISEL C FELIX, JUSTO P ADDRESS: 15846 SW 49 ST FOLIO: 5040 28 08 0310 VIOLATION(S): TSWR CODE SEC. 005-080(A), SEC.045-030 (A)(C)(1), 1- WORK WITHOUT PERMITS, INSTALLED MULTIPLE MINI SPLIT AC UNITS WITHOUT APPROVAL OR PERMITS. 2- CONSTRUCTED CONCRETE WALKWAY WITHOUT APPROVAL OR PERMITS. 3- FENCES AND WALLS, NOT INCLUDING ENTRANCE FEATURES, SHALL BE PERMITTED TO A MAXIMUM HEIGHT OF EIGHT(8)FEET ABOVE THE ESTABLISHED GRADE. FENCE HAS SEVERAL POSTS AROUND PROPERTY EXCEEDING EIGHT(8)FEET IN HEIGHT. 4- ALL VEHICLES AND EQUIPMENT PARKED OR STORED MUST BE REGISTERED TO A PERMANENT, FULL-TIME RESIDENT OF THE PREMISES.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 08/23/2024. NOTICE OF HEARING ISSUED ON 10/15/2024 TO APPEAR ON 12/03/2024 FOR HEARING. FOUND IN VIOLATION: GIVEN UNTIL 02/03/2025 TO HAVE PERMITS APPROVED FOR VIOLATIONS 1 TO 3 OR TO APPEAR AT THE 02/04/2025 HEARING IF NOT IN COMPLIANCE. GIVEN UNTIL 03/03/2025 TO HAVE PERMITS CLOSED FOR VIOLATIONS 1 TO 3 OR TO APPEAR AT THE 03/04/2025 HEARING IF NOT IN COMPLIANCE. GIVEN UNTIL 02/03/2025 TO COMPLY WITH VIOLATION 4 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.</p>
<p>3.3</p>	<p>CASE 2024-321</p>	<p>OWNER(S): VALDES, MIRTA ADDRESS: 20501 SW 50 PL FOLIO: 5039 35 03 0140 VIOLATION(S): TSWR CODE SEC. 045-030 (C)(1), 045-030(C)(4)(a) ALL VEHICLES AND EQUIPMENT PARKED OR STORED MUST BE REGISTERED TO A PERMANENT, FULL-TIME RESIDENT OF THE PREMISES. STORAGE OF COMMERCIAL VEHICLES EXCEEDING (1).</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 09/09/2024. COMPLIANCE LETTER ISSUED ON 10/01/2024. CASE REOPENED DUE TO REOCCURRING VIOLATION ON 11/20/2024. NOTICE OF HEARING ISSUED ON 11/20/2024 TO APPEAR ON 12/03/2024 FOR HEARING.</p>

			<p>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. ADMINISTRATIVE COST WAIVED.</p>
3.4	CASE 2024-335	<p>OWNER(S): PINEDA, MARIA T ADDRESS: 4900 SW 193 LN FOLIO: 5039 36 06 0130 VIOLATION(S): TSWR CODE SEC. 045-030 (C)(1), 045-030(C)(4)(a), 045-030(C)(4)(a)(1) ALL VEHICLES AND EQUIPMENT PARKED OR STORED MUST BE REGISTERED TO A PERMANENT, FULL-TIME RESIDENT OF THE PREMISES. STORAGE OF COMMERCIAL VEHICLES EXCEEDING (2). SCREENING OR ENCLOSURE IS REQUIRED FOR ANY VEHICLE IN EXCESS OF ONE; THAT IT MAY NOT BE VISIBLE FROM ANY ADJACENT STREET OR PROPERTY.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 09/26/2024.</p> <p>NOTICE OF HEARING ISSUED ON 11/06/2024 TO APPEAR ON 12/03/2024 FOR HEARING.</p> <p>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.</p>
3.5	CASE 2024-336	<p>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.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 09/26/2024.</p> <p>NOTICE OF HEARING ISSUED ON 11/04/2024 TO APPEAR ON 12/03/2024 FOR HEARING.</p> <p>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.</p>

4. CITATIONS

4.1	CASE 2024-314	<p>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.</p> <p>- 1 FALSE ALARM ON 08/20/2024 - 2 FALSE ALARM ON 08/31/2024 - 3 FALSE ALARM ON 09/10/2024 - 4 FALSE ALARM ON 10/13/2024</p>	<p>STATUS: 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>FOUND IN VIOLATION ON ONE COUNT OF \$50.00 AND ADMINISTRATIVE COSTS OF \$150.00 IS ORDERED. TOTAL AMOUNT DUE IS \$200.00.</p> <p>CIVIL NOTICE OF VIOLAION ISSUED ON 11/13/2024</p> <p>- 4 FALSE ALARM ON 10/13/2024</p> <p>PAID PRIOR TO HEARING.</p>
4.2	CASE 2024-318	<p>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.</p>	<p>STATUS: COURTESY NOTICE ISSUED ON 09/04/2024.</p> <p>NOTICE OF VIOLATION ISSUED ON 10/15/2024.</p> <p>WARNING NOTICE OF VIOLATION ISSUED ON 10/17/2024.</p> <p>CIVIL NOTICE OF VIOLAION ISSUED ON 11/04/2024.</p> <p>FOUND IN VIOLATION ON ONE COUNT OF \$250.00 AND ADMINISTRATIVE COSTS OF \$150.00 IS ORDERED. TOTAL AMOUNT DUE IS \$400.00.</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).