

Town of Southwest Ranches  
Code Compliance Division  
13400 Griffin Road  
Southwest Ranches, FL 33330  
Phone (954) 434-0008  
Fax (954) 434-1490

**SPECIAL MAGISTRATE AGENDA**  
**February 4<sup>th</sup>, 2025**  
**9:00 A.M.**

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

2.1	<b>CASE</b> <b>2024-075</b>	<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.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 02/23/2024.  NOTICE OF HEARING ISSUED ON 10/01/2024 TO APPEAR ON 11/06/2024 FOR HEARING.  <b>FOUND IN VIOLATION:</b> <b>GIVEN UNTIL 02/03/2025 TO</b> <b>COMPLY OR TO APPEAR AT THE</b> <b>02/04/2025 HEARING IF NOT IN</b> <b>COMPLIANCE.</b> <b>A FINE IN THE AMOUNT OF \$150.00</b> <b>A DAY IF NOT IN COMPLIANCE</b> <b>THEREAFTER.</b> <b>ADMINISTRATIVE COST WAIVED.</b>
2.2	<b>CASE</b> <b>2024-287</b>	<b>OWNER(S):</b> FELIX, GISEL C FELIX, JUSTO P <b>ADDRESS:</b> 15846 SW 49 ST <b>FOLIO:</b> 5040 28 08 0310 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080(A), SEC.045-030</b> <b>(A)(C)(I),</b> 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.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 08/23/2024.  NOTICE OF HEARING ISSUED ON 10/15/2024 TO APPEAR ON 12/03/2024 FOR HEARING.  <b>FOUND IN VIOLATION:</b> <b>GIVEN UNTIL 02/03/2025 TO HAVE</b> <b>PERMITS APPROVED FOR</b> <b>VIOLATIONS 1 TO 3 OR TO APPEAR</b> <b>AT THE 02/04/2025 HEARING IF NOT</b> <b>IN COMPLIANCE.</b> <b>GIVEN UNTIL 03/03/2025 TO HAVE</b> <b>PERMITS CLOSED FOR</b> <b>VIOLATIONS 1 TO 3 OR TO APPEAR</b> <b>AT THE 03/04/2025 HEARING IF NOT</b> <b>IN COMPLIANCE.</b> <b>GIVEN UNTIL 02/03/2025 TO</b> <b>COMPLY WITH VIOLATION 4 OR</b> <b>TO APPEAR AT THE 02/04/2025</b> <b>HEARING IF NOT IN COMPLIANCE.</b> <b>A FINE IN THE AMOUNT OF \$150.00</b> <b>A DAY IF NOT IN COMPLIANCE</b> <b>THEREAFTER.</b> <b>ADMINISTRATIVE COST WAIVED.</b>
2.3	<b>CASE</b> <b>2024-335</b>	<b>OWNER(S):</b> PINEDA, MARIA T <b>ADDRESS:</b> 4900 SW 193 LN <b>FOLIO:</b> 5039 36 06 0130	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 09/26/2024.

		<p><b>VIOLATION(S): TSWR CODE SEC. 045-030 (C)(1), 045-030(C)(4)(a), 045-030(C)(4)(a)(1)</b>  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>NOTICE OF HEARING ISSUED ON 11/06/2024 TO APPEAR ON 12/03/2024 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>
2.4	CASE 2024-112	<p><b>OWNER(S):</b> 1760 NE LLC  <b>ADDRESS:</b> 6051 SW 136 AVE  <b>FOLIO:</b> 5140 03 01 0024  <b>VIOLATION(S): TSWR CODE SEC. 005-080 (A)</b>  WORK WITHOUT PERMIT, FILLING ON PROPERTY WITHOUT APPROVAL OR PERMIT</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 03/19/2024.</p> <p>NOTICE OF HEARING ISSUED ON 06/25/2024 TO APPEAR ON 08/07/2024 FOR HEARING.</p> <p>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.</p> <p>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.</p> <p><b>AMENDED FINAL ORDER GIVEN UNTIL 02/03/2025 TO COMPLY OR TO APPEAR FOR HEARING ON 02/04/2025 IF NOT IN COMPLIANCE. ADMINISTRATIVE COST WAIVED.</b></p>
2.5	CASE 2024-336	<p><b>OWNER(S):</b> MULCH MANAGEMENT LLC  <b>ADDRESS:</b> 4700 SW 199 AVE  <b>FOLIO:</b> 5039 35 04 0320  <b>VIOLATION(S):</b>  <b>1. TSWR CODE SEC. 045-030 (C)(1)</b>  ALL VEHICLES AND EQUIPMENT PARKED OR STORED MUST BE REGISTERED TO A PERMANENT, FULL-TIME RESIDENT OF THE PREMISES.  <b>2. TSWR CODE SEC. 005-080(A)</b>  WORK WITHOUT A PERMIT, GATE WITHOUT A PERMIT.</p>	<p><b>STATUS:</b>  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> <p><b>AMENDED FINAL ORDER GIVEN UNTIL 02/03/2025 TO COMPLY OR TO APPEAR FOR HEARING ON 02/04/2025 IF NOT IN COMPLIANCE.</b></p>

**ADMINISTRATIVE COST WAIVED.**

**3. NEW CASES  
4. CITATIONS**

4.1	CASE 2024-080	<p><b>OWNER(S):</b> RANCHES AUTO CARE &amp; TIRE INC <b>BRIDGESTONE FIRESTONE/TAX</b> <b>ADDRESS:</b> 6500 DYKES RD <b>FOLIO:</b> 5140 04 13 0013 <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> <ul style="list-style-type: none"><li>- 1 FALSE ALARM ON 02/01/2024</li><li>- 2 FALSE ALARM ON 03/15/2024</li><li>- 3 FALSE ALARM ON 04/14/2024</li><li>- 4 FALSE ALARM ON 05/08/2024</li><li>- 5 FALSE ALARM ON 12/04/2024</li><li>- 6 FALSE ALARM ON 12/11/2024</li><li>- 7 FALSE ALARM ON 12/12/2024</li><li>- 8 FALSE ALARM ON 12/14/2024</li><li>- 9 FALSE ALARM ON 12/19/2024</li><li>- 10 FALSE ALARM ON 12/20/2024</li></ul>	<p><b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 04/01/2024</p> <ul style="list-style-type: none"><li>- 1 FALSE ALARM ON 02/01/2024</li><li>- 2 FALSE ALARM ON 03/15/2024</li><li>- 3 FALSE ALARM ON 04/14/2024</li><li>- 4 FALSE ALARM ON 05/08/2024</li></ul> <p>PAYMENT IN THE AMOUNT OF \$250.00 WAS RECEIVED ON 07/08/2024</p> <ul style="list-style-type: none"><li>- 5 FALSE ALARM ON 12/04/2024</li></ul> <p>CIVIL NOTICE OF VIOLATION ISSUED ON 01/09/2025</p> <ul style="list-style-type: none"><li>- 6 FALSE ALARM ON 12/11/2024</li></ul> <p>CIVIL NOTICE OF VIOLATION ISSUED ON 01/09/2025</p> <ul style="list-style-type: none"><li>- 7 FALSE ALARM ON 12/12/2024</li></ul> <p>CIVIL NOTICE OF VIOLATION ISSUED ON 01/09/2025</p> <ul style="list-style-type: none"><li>- 8 FALSE ALARM ON 12/14/2024</li></ul> <p>CIVIL NOTICE OF VIOLATION ISSUED ON 01/09/2025</p> <ul style="list-style-type: none"><li>- 9 FALSE ALARM ON 12/19/2024</li></ul> <p>CIVIL NOTICE OF VIOLATION ISSUED ON 01/09/2025</p> <ul style="list-style-type: none"><li>- 10 FALSE ALARM ON 12/20/2024</li></ul> <p>CIVIL NOTICE OF VIOLATION ISSUED ON 01/09/2025</p>
4.2	CASE 2024-096	<p><b>OWNER(S):</b> CLARKE, RICHARD C PRINSEN, PAULA <b>ADDRESS:</b> 5361 SW 162 AVE <b>FOLIO:</b> 5040 32 01 0131 <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><b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 06/24/2024</p> <ul style="list-style-type: none"><li>- 1 FALSE ALARM ON 02/06/2024</li><li>- 2 FALSE ALARM ON 05/26/2024</li><li>- 3 FALSE ALARM ON 12/03/2024</li></ul> <p>CIVIL NOTICE OF VIOLATION ISSUED ON 01/08/2025</p> <ul style="list-style-type: none"><li>- 4 FALSE ALARM ON 12/08/2024</li></ul>

			CIVIL NOTICE OF VIOLATION ISSUED ON 01/08/2025
4.3	CASE 2024-134	OWNER(S): ASSAL, SHERIF M, ASSAL, NADIA PATRICIA ADDRESS: 16850 BERKSHIRE COURT FOLIO: 5040 32 16 0370 VIOLATION(S): <b>TSWR CODE SEC. 7-3(A)</b> FALSE ALARMS IN EXCESS OF (2) TWO, SHALL BE DEEMED A PUBLIC NUISANCE.	STATUS: NOTICE OF VIOLATION ISSUED ON 08/07/2024  - 1 FALSE ALARM ON 03/22/2024 - 2 FALSE ALARM ON 06/04/2024 - 3 FALSE ALARM ON 12/02/2024  CIVIL NOTICE OF VIOLATION ISSUED ON 01/08/2025
4.4	CASE 2024-135	OWNER(S): SMITH, JANE ADDRESS: 12921 SW 52 ST FOLIO: 5040 26 00 0202 VIOLATION(S): <b>TSWR CODE SEC. 7-3(A)</b> FALSE ALARMS IN EXCESS OF (2) TWO, SHALL BE DEEMED A PUBLIC NUISANCE	STATUS: NOTICE OF VIOLATION ISSUED ON 08/07/2024  - 1 FALSE ALARM ON 03/22/2024 - 2 FALSE ALARM ON 06/13/2024 - 3 FALSE ALARM ON 12/04/2024  CIVIL NOTICE OF VIOLATION ISSUED ON 01/08/2025

**5. RE-HEARINGS**

**6. FORECLOSURE REQUESTS**

**7. REPEAT VIOLATION**

7.1	CASE 2024-318	OWNER(S): MULCH MANAGEMENT LLC ADDRESS: 4700 SW 199 AVE FOLIO: 5039 35 04 0320 VIOLATION(S): <b>TSWR CODE SEC.005-270</b> 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 VIOLATION 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.  <b>FOUND IN VIOLATION ON ONE COUNT OF \$250.00. ADMINISTRATIVE COST WAIVED.</b>  CHECK RECEIVED ON 01/07/2025  REPEAT VIOLATION, CASE REOPENED. CIVIL NOTICE OF VIOLATION ISSUED ON 01/10/2025.
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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).