

Town of Southwest Ranches
Code Compliance Division
13400 Griffin Road
Southwest Ranches, FL 33330
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SPECIAL MAGISTRATE MINUTES
February 4th, 2025

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

2.1	CASE 2024-075	OWNER(S): NG NURSERY LLC ADDRESS: 21051 STIRLING ROAD FOLIO: 5039 34 01 0640 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 02/23/2024. NOTICE OF HEARING ISSUED ON 10/01/2024 TO APPEAR ON 11/06/2024 FOR HEARING. 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. FINAL ORDER IMPOSED. FINE OF \$150.00 PER DAY BEGINNING ON 02/03/2025 WILL BE WAIVED BY THE TOWN IF LANDSCAPING OPERATIONS CEASE BY 03/03/2025.
2.2	CASE 2024-287	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.	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.

FINAL ORDER IMPOSED FOR VIOLATION #1. A FINE IN THE AMOUNT OF \$150.00 A DAY AS OF 02/03/2025 AND ADMINISTRATIVE COST OF \$150.00 IS ORDERED.

2.3	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. NOTICE OF HEARING ISSUED ON 11/06/2024 TO APPEAR ON 12/03/2024 FOR HEARING. 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> <p>AMENDED FINAL ORDER GIVEN UNTIL 03/03/2025 TO COMPLY OR TO APPEAR FOR HEARING ON 03/04/2025 IF NOT IN COMPLIANCE. ADMINISTRATIVE COST WAIVED.</p>
2.4	CASE 2024-112	<p>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</p>	<p>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.</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>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.</p> <p>AMENDED FINAL ORDER GIVEN UNTIL 03/03/2025 TO COMPLY OR TO APPEAR FOR HEARING ON 03/04/2025 IF NOT IN COMPLIANCE.</p>

			ADMINISTRATIVE COST WAIVED
2.5	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. 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. FINAL ORDER IMPOSED. A FINE IN THE AMOUNT OF \$150.00 A DAY PER VIOLATION IS IMPOSED AS OF 02/03/2025.

3. NEW CASES

4. CITATIONS

4.1	CASE 2024-080	OWNER(S): RANCHES AUTO CARE & TIRE INC BRIDGESTONE FIRESTONE/TAX ADDRESS: 6500 DYKES RD FOLIO: 5140 04 13 0013 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 02/01/2024 - 2 FALSE ALARM ON 03/15/2024 - 3 FALSE ALARM ON 04/14/2024 - 4 FALSE ALARM ON 05/08/2024 - 5 FALSE ALARM ON 12/04/2024 - 6 FALSE ALARM ON 12/11/2024 - 7 FALSE ALARM ON 12/12/2024 - 8 FALSE ALARM ON 12/14/2024 - 9 FALSE ALARM ON 12/19/2024 - 10 FALSE ALARM ON 12/20/2024	STATUS: NOTICE OF VIOLATION ISSUED ON 04/01/2024 - 1 FALSE ALARM ON 02/01/2024 - 2 FALSE ALARM ON 03/15/2024 - 3 FALSE ALARM ON 04/14/2024 - 4 FALSE ALARM ON 05/08/2024 PAYMENT IN THE AMOUNT OF \$250.00 WAS RECEIVED ON 07/08/2024 - 5 FALSE ALARM ON 12/04/2024 CIVIL NOTICE OF VIOLATION ISSUED ON 01/09/2025 - 6 FALSE ALARM ON 12/11/2024 CIVIL NOTICE OF VIOLATION ISSUED ON 01/09/2025 - 7 FALSE ALARM ON 12/12/2024 CIVIL NOTICE OF VIOLATION ISSUED ON 01/09/2025 - 8 FALSE ALARM ON 12/14/2024
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			<p>CIVIL NOTICE OF VIOLATION ISSUED ON 01/09/2025</p> <p>- 9 FALSE ALARM ON 12/19/2024</p> <p>CIVIL NOTICE OF VIOLATION ISSUED ON 01/09/2025</p> <p>- 10 FALSE ALARM ON 12/20/2024</p> <p>CIVIL NOTICE OF VIOLATION ISSUED ON 01/09/2025</p> <p>FOUND IN VIOLATION. A FINE IN THE AMOUNT OF \$1,500.00 AND ADMINISTRATIVE COST OF \$150.00 IS ORDERED. TOTAL AMOUNT DUE IS \$1,650.00.</p>
4.2	CASE 2024-096	<p>OWNER(S): CLARKE, RICHARD C PRINSEN, PAULA ADDRESS: 5361 SW 162 AVE FOLIO: 5040 32 01 0131 VIOLATION(S): TSWR CODE SEC. 7-3(A) FALSE ALARMS IN EXCESS OF (2) TWO, SHALL BE DEEMED A PUBLIC NUISANCE.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 06/24/2024</p> <p>- 1 FALSE ALARM ON 02/06/2024 - 2 FALSE ALARM ON 05/26/2024 - 3 FALSE ALARM ON 12/03/2024</p> <p>CIVIL NOTICE OF VIOLATION ISSUED ON 01/08/2025</p> <p>- 4 FALSE ALARM ON 12/08/2024</p> <p>CIVIL NOTICE OF VIOLATION ISSUED ON 01/08/2025</p> <p>PAID PRIOR TO HEARING</p>
4.3	CASE 2024-134	<p>OWNER(S): ASSAL, SHERIF M, ASSAL, NADIA PATRICIA ADDRESS: 16850 BERKSHIRE COURT FOLIO: 5040 32 16 0370 VIOLATION(S): TSWR CODE SEC. 7-3(A) FALSE ALARMS IN EXCESS OF (2) TWO, SHALL BE DEEMED A PUBLIC NUISANCE.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 08/07/2024</p> <p>- 1 FALSE ALARM ON 03/22/2024 - 2 FALSE ALARM ON 06/04/2024 - 3 FALSE ALARM ON 12/02/2024</p> <p>CIVIL NOTICE OF VIOLATION ISSUED ON 01/08/2025</p> <p>PAID PRIOR TO HEARING</p>
4.4	CASE 2024-135	<p>OWNER(S): SMITH, JANE ADDRESS: 12921 SW 52 ST FOLIO: 5040 26 00 0202 VIOLATION(S): TSWR CODE SEC. 7-3(A) FALSE ALARMS IN EXCESS OF (2) TWO, SHALL BE DEEMED A PUBLIC NUISANCE</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 08/07/2024</p> <p>- 1 FALSE ALARM ON 03/22/2024 - 2 FALSE ALARM ON 06/13/2024 - 3 FALSE ALARM ON 12/04/2024</p> <p>CIVIL NOTICE OF VIOLATION ISSUED ON 01/08/2025</p>

			FOUND IN VIOLATION. A FINE IN THE AMOUNT OF \$50.00 AND ADMINISTRATIVE COST OF \$150.00 IS ORDERED. TOTAL AMOUNT DUE IS \$200.00.
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- 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): 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 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. FOUND IN VIOLATION ON ONE COUNT OF \$250.00. ADMINISTRATIVE COST WAIVED. CHECK RECEIVED ON 01/07/2025 REPEAT VIOLATION, CASE REOPENED. CIVIL NOTICE OF VIOLATION ISSUED ON 01/10/2025. FOUND IN VIOLATION. A FINE IN THE AMOUNT OF \$500.00 AND ADMINISTRATIVE COST OF \$150.00 IS ORDERED. TOTAL AMOUNT DUE IS \$650.00.
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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).