

Town of Southwest Ranches
Code Compliance Division
13400 Griffin Road
Southwest Ranches, FL 33330
Phone (954) 434-0008
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SPECIAL MAGISTRATE MINUTES
March 4th, 2025

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

2.1	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> <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> <p>AMENDED FINAL ORDER GIVEN UNTIL 05/06/2025 TO COMPLY OR TO APPEAR FOR HEARING ON 05/07/2025 IF NOT IN COMPLIANCE ADMINISTRATIVE COST WAIVED.</p>
2.2	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.</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.</p>

			<p>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. ADMINISTRATIVE COST WAIVED.</p> <p>A FINE IN THE AMOUNT OF \$150.00 A DAY IS IMPOSED AS OF 03/03/2025. ADMINISTRATIVE COST OF \$150.00 IS ORDERED.</p>
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3. NEW CASES

4. CITATIONS

3.1	CASE 2024-424	<p>OWNER(S): MANTEL, DEBRA D ADDRESS: 5730 SW 166 AVE SWR FOLIO: 5040 32 05 0140 VIOLATION(S): TSWR CODE SEC. 3-3(2) DANGEROUS DOGS. A DANGEROUS DOG IS DEFINED AS ANY DOG THAT HAS AGGRESSIVELY BITTEN, ATTACKED, ENDANGERED OR INFLICTED INJURY TO A DOMESTIC ANIMAL WHILE UNPROVOKED AND OFF THE OWNER'S PROPERTY. DOGS HAVE REPEATEDLY BEEN LOOSE AND HAVE ATTACKED AND KILLED CATS.</p>	<p>STATUS: COURTESY NOTICE ISSUED ON 12/16/2024.</p> <p>NOTICE OF VIOLATION ISSUED ON 01/30/2025.</p> <p>NOTICE OF HEARING ISSUED ON 02/19/2025 TO APPEAR ON 03/04/2025 FOR HEARING.</p> <p>A FINE IN THE AMOUNT OF \$2,150.00 IS IMPOSED. \$1,000.00 FOR THE FIRST INCIDENT, \$1,000.00 FOR THE SECOND INCIDENT AND \$150.00 FOR ADMINISTRATIVE COST.</p>
3.2	CASE 2024-428	<p>OWNER(S): DONKOR, CHARAN, DONKOR, SHANI ADDRESS: 5215 SW 210 TER SWR FOLIO: 5039 34 01 0160 VIOLATION(S): TSWR CODE SEC. 020-040(D) THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 12/16/2024.</p> <p>NOTICE OF HEARING ISSUED ON 02/04/2025 TO APPEAR ON 03/04/2025 FOR HEARING.</p> <p>FOUND IN VIOLATION: GIVEN UNTIL 03/19/2025 TO COMPLY. IF NOT IN COMPLIANCE, A FINE IN THE AMOUNT OF \$150.00 A DAY THEREAFTER WILL BE APPLIED. ADMINISTRATIVE COST WAIVED.</p>
3.3	CASE 2024-436	<p>OWNER(S): MJL RANCHES LLC ADDRESS: 12981 SW 52 ST SWR FOLIO: 5040 26 00 0180 VIOLATION(S): TSWR CODE SEC. 005-080(A)</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 01/02/2025.</p>

		WORK WITHOUT PERMIT, FILLING ON PROPERTY WITHOUT APPROVAL OR PERMIT.	NOTICE OF HEARING ISSUED ON 02/03/2025 TO APPEAR ON 03/04/2025 FOR HEARING. FOUND IN VIOLATION: GIVEN UNTIL 03/31/2025 TO COMPLY OR TO APPEAR AT THE 04/01/2025 HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY IF NOT IN COMPLIANCE THEREAFTER. \$150 ADMINISTRATIVE COST IS ORDERED.
3.4	CASE 2025-033	OWNER(S): MASSON, KIMBERLY KAY & ROBERTO F ADDRESS: 18531 SW 58 CT SWR FOLIO: 5039 36 04 0070 VIOLATION(S): TSWR CODE SEC. 9-3, 9-4 NOISE DISTURBANCE PROHIBITED: NO PERSON SHALL MAKE, CONTINUE, ANY NOISE DISTURBANCE. NO PERSON SHALL OPERATE ANY SOUND IN SUCH MANNER AS TO CREATE A NOISE DISTURBANCE THAT IS AUDIBLE IN A RECEIVING LAND.	STATUS: NOTICE OF HEARING ISSUED ON 02/05/2025 TO APPEAR ON 03/04/2025 FOR HEARING. VIOLATION CONTESTED. TOWN HAS UNTIL 04/04/2025 TO SUBMIT BRIEF; RESPONDENT'S COUNSEL HAS 20 DAYS TO RESPOND AFTER THE BRIEF.

- 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).