

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
FEBRUARY 01ST, 2022
9:00 A.M.

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

2.1	2021-409	<p>OWNER(S): SHERIDAN STREET 184TH AVENUE LLC ADDRESS: SW 185 WAY FOLIO: 5139 01 01 0080</p> <p>VIOLATION(S): TSWR CODE SEC. 005-080(A) CLEARING WITHOUT A PERMIT. UNLAWFUL TO ALTER, EXCAVATE, FILL, OR CLEAR LAND WITHOUT PRIOR APPROVAL AND PERMITTING.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 06/02/2021.</p> <p>NOTICE OF HEARING ISSUED ON 07/02/2021 TO APPEAR ON 08/03/2021 FOR HEARING.</p> <p>ADMITTED VIOLATION; GIVEN (90) DAYS TO OBTAIN APPROVAL BY THE COUNTY AND TOWN BY 11/01/2021 OR TO APPEAR ON 11/02/2021 FOR HEARING IF NOT IN COMPLIANCE. A FINE OF \$250.00 A DAY WILL BE APPLIED AFTER 11/01/2021.</p> <p>NOTICE OF HEARING ISSUED ON 11/01/2021 TO APPEAR ON 11/16/2021 FOR HEARING.</p> <p>GIVEN UNTIL 01/31/2022 TO OBTAIN COMPLIANCE OR TO APPEAR ON 02/01/2022 FOR HEARING IF NOT IN COMPLIANCE.</p> <p>AMENDED FINAL ORDER; GIVEN UNTIL 05/02/2022 (90 DAYS) TO OBTAIN COMPLIANCE OR TO APPEAR ON 05/03/2022 FOR HEARING IF NOT IN COMPLIANCE.</p>
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2.2	2021-686	<p>OWNER(S): RIVERA, MARLEN ADDRESS: 6591 SW 178 AVE FOLIO: 5140 06 02 0031 VIOLATION(S): TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMITS, FILLING WITHOUT APPROVAL OR PERMITS.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 10/27/2021. NOTICE OF HEARING ISSUED ON 12/20/2021 TO APPEAR ON 01/04/2022 FOR HEARING.</p> <p>FOUND IN VIOLATION; GIVEN UNTIL 01/31/2022 (30 DAYS) TO COMPLY OR TO APPEAR ON 02/01/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT.</p> <p>COMPLIED PRIOR TO HEARING.</p>
2.3	2021-689	<p>OWNER(S): RUBIO, FRIDA LILIANA BAHAMON, HARVIN ANDRES ETAL ADDRESS: 17601 SW 65 CT FOLIO: 5140 06 01 0211 VIOLATION(S): TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMITS, FILLING WITHOUT APPROVAL OR PERMITS.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 10/27/2021.</p> <p>NOTICE OF HEARING ISSUED ON 11/15/2021 TO APPEAR ON 01/04/2022 FOR HEARING.</p> <p>ADMITTED VIOLATION; GIVEN UNTIL 01/31/2022 (30 DAYS) TO COMPLY OR TO APPEAR ON 02/01/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT.</p> <p>AMENDED FINAL ORDER; GIVEN UNTIL 02/28/2022 (27 DAYS) TO OBTAIN COMPLIANCE OR TO APPEAR ON 03/01/2022 FOR HEARING IF NOT IN COMPLIANCE.</p>

2.4	2021-694	<p>OWNER(S): CARDINEZ, MARINA CARDINEZ, MICHAEL ADDRESS: 5320 SW 210 TER FOLIO: 5039 34 01 0300 VIOLATION(S): 1. TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, FENCE WITHOUT PERMIT. 2. 045-030(C)(4)(a) STORAGE OF COMMERCIAL VEHICLES EXCEEDING (2)</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 11/04/2021.</p> <p>NOTICE OF HEARING ISSUED ON 11/17/2021 TO APPEAR ON 12/07/2021 FOR HEARING.</p> <p>ADMITTED VIOLATION #1; GIVEN UNTIL 01/28/2022 (60 DAYS) TO COMPLY BY, OR TO APPEAR ON 02/01/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 WILL BE APPLIED AFTER THAT.</p> <p>CONTESTED VIOLATION #2; GIVEN UNTIL 01/28/2022 (60 DAYS) TO COMPLY BY, OR TO APPEAR ON 02/01/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 WILL BE APPLIED AFTER THAT.</p> <p>A FINE IN THE AMOUNT OF \$150.00 A DAY STARTING AS OF 02/01/2022 IS IMPOSED FOR VIOLATION #1 AND A FINE IN THE AMOUNT OF \$150.00 A DAY STARTING AS OF 02/01/2022 IS IMPOSED FOR VIOLATION #2.</p> <p>THIS CASE WILL BE HEARD ONCE MORE ON 03/01/22 TO DETERMINE NUMBER OF COMMERCIAL VEHICLES, AND FINAL ORDER WILL BE AMENDED TO IMPOSE \$150.00 PER COMMERCIAL VEHICLE IN EXCESS OF TWO.</p>
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2.5	2021-722	<p>OWNER(S): MANDARINO, DANIEL ADDRESS: SW 64 CT FOLIO: 5140 05 17 0030 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:</p> <p>NOTICE OF VIOLATION ISSUED ON 10/20/2021.</p> <p>NOTICE OF HEARING ISSUED ON 11/13/2021 TO APPEAR ON 01/04/2022 FOR HEARING.</p> <p>FOUND IN VIOLATION; GIVEN UNTIL 01/31/2022 (30 DAYS) TO COMPLY OR TO APPEAR ON 02/01/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT.</p> <p>COMPLIED PRIOR TO HEARING.</p>

3. NEW CASES

3.1	<p>CASE 2021-672</p>	<p>OWNER(S): CULBERTSON, ROXANNE ROXANNE CULBERTSON TR ADDRESS: 4800 SW 186 AVE FOLIO: 5039 25 02 0081 VIOLATION(S): TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMITS, FILLING WITHOUT APPROVAL OR PERMITS.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 10/15/2021.</p> <p>NOTICE OF HEARING ISSUED ON 12/20/2021 TO APPEAR ON 02/01/2022 FOR HEARING.</p> <p>COMPLIED PRIOR TO HEARING.</p>
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3.2	CASE 2021-681	<p>OWNER(S): SHIVA VISHNU TEMPLE OF SOUTH FLORIDA INC ADDRESS: 5661 DYKES ROAD FOLIO: 5040 32 14 0010 VIOLATION(S): TSWR CODE SEC. 1) 095-030(B) 2) SEC.095-040(A) 3) SEC.005-080(A) 1)AREA LIGHTS OTHER THAN THOSE WITH FULL CUTOFF FIXTURES & THE OVERSPILL OF LIGHT ORIGINATING FROM ANY PLOT, ONTO ANY OTHER PLOT, SHALL NOT EXCEED ONE-TENTH (0.1) HORIZONTAL FOOT CANDLE MEASURED AT GRADE LEVEL AT THE PROPERTY LINE. 2)WORK WITHOUT APPROVAL OR PERMIT (LIGHTS).</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 10/19/2021.</p> <p>NOTICE OF HEARING ISSUED ON 12/15/2021 TO APPEAR ON 02/01/2022 FOR HEARING.</p> <p>ADMITTED VIOLATION; GIVEN UNTIL 05/02/2022 (90 DAYS) TO OBTAIN COMPLIANCE OR TO APPEAR ON 05/03/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$100.00 A DAY WILL BE APPLIED AFTER THAT. ADMINISTRATIVE COST WAIVED.</p>
3.3	CASE 2021-692	<p>OWNER(S): HAN, JUNG HEE JIN, IN BAE ADDRESS: 18900 SW 56 ST FOLIO: 5039 36 10 0400 VIOLATION(S): 1. TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS; STRUCTURE BEING BUILT WITHOUT APPROVAL OR PERMITS. 2 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. 3. TSWR CODE SEC. 045-030(C)(4)(a) STORAGE OF COMMERCIAL VEHICLES EXCEEDING TWO (2) 4. TSWR CODE SEC. 045-060, 045-050 UTILIZING RESIDENTIAL PROPERTY FOR COMMERCIAL OPERATION.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 11/02/2021.</p> <p>NOTICE OF VIOLATION ISSUED ON 11/18/2021.</p> <p>NOTICE OF HEARING ISSUED ON 1/07/2022 TO APPEAR ON 02/01/2022 FOR HEARING.</p> <p>COMPLIED PRIOR TO HEARING.</p>
3.4	CASE 2021-704	<p>OWNER(S): PARLANTE, LISA M ADDRESS: 5720 SW 164 TER FOLIO: 5040 32 05 0470 VIOLATION(S): TSWR CODE SEC. 005-080(A)</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 11/16/2021.</p>

		WORK WITHOUT A PERMITS, FILLING WITHOUT APPROVAL OR PERMITS.	NOTICE OF HEARING ISSUED ON 1/06/2022 TO APPEAR ON 02/01/2022 FOR HEARING. COMPLIED PRIOR TO HEARING.
3.5	CASE 2021-706	OWNER(S): CHOUDHURY, MAROOF SULTANA, ROSY ADDRESS: SW 188 AVE FOLIO: 5139 01 01 0300 VIOLATION(S): TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMITS, FILLING WITHOUT APPROVAL OR PERMITS. LEVEL I	STATUS: NOTICE OF VIOLATION ISSUED ON 11/18/2021. NOTICE OF HEARING ISSUED ON 12/27/2021 TO APPEAR ON 02/01/2022 FOR HEARING. COMPLIED PRIOR TO HEARING.
3.6	CASE 2021-713	OWNER(S): WHITMAN, HEATHER H/E MARTINEZ, RIGER ADDRESS: 5350 SW 198 TER FOLIO: 5039 35 08 0191 VIOLATION(S): TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMITS, FILLING WITHOUT APPROVAL OR PERMITS. LEVEL I	STATUS: NOTICE OF VIOLATION ISSUED ON 11/22/2021. NOTICE OF HEARING ISSUED ON 12/20/2021 TO APPEAR ON 02/01/2022 FOR HEARING. GIVEN UNTIL 02/28/2022 (27 DAYS) TO OBTAIN COMPLIANCE OR TO APPEAR ON 03/01/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT. \$150.00 ADMINISTRATIVE COST.
3.7	CASE 2021-719	OWNER(S): SW RANCHES CORNER PROPERTIES LLC ADDRESS: SW 63 MNR FOLIO: 5140 05 26 0020 VIOLATION(S): TSWR CODE SEC. 020-040(D) THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION.	STATUS: COURTESY NOTICE ISSUED ON 11/30/2021. NOTICE OF VIOLATION ISSUED ON 12/13/2021. NOTICE OF HEARING ISSUED ON 12/23/2021 TO APPEAR ON 02/01/2022 FOR HEARING. GIVEN UNTIL 02/28/2022 (27 DAYS) TO OBTAIN COMPLIANCE OR TO APPEAR ON 03/01/2022 FOR HEARING IF NOT IN

			COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT. \$150.00 ADMINISTRATIVE COST.
3.8	CASE 2021-721	OWNER(S): SW RANCHES CORNER PROPERTIES LLC ADDRESS: SW 63 MNR FOLIO: 5140 05 27 0010 VIOLATION(S): TSWR CODE SEC. 020-040(D) THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION.	STATUS: COURTESY NOTICE ISSUED ON 11/30/2021. NOTICE OF VIOLATION ISSUED ON 12/13/2021. NOTICE OF HEARING ISSUED ON 12/23/2021 TO APPEAR ON 02/01/2022 FOR HEARING. GIVEN UNTIL 02/28/2022 (27 DAYS) TO OBTAIN COMPLIANCE OR TO APPEAR ON 03/01/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT. \$150.00 ADMINISTRATIVE COST.
3.9	CASE 2021-723	OWNER(S): VALDES, ROBERTO C ADDRESS: 5001 SW 163 AVE FOLIO: 5040 32 01 0025 VIOLATION(S): 1. TSWR CODE SEC. 020-030 (F) THE EXPANSION OF A FARM OPERATION WILL NOT BE PERMITTED TO A MORE EXCESSIVE FARM OPERATION WITH REGARDS TO NOISE. FS 823.14 (3)(F) "NUISANCE" MEANS ANY INTERFERENCE WITH REASONABLE USE AND ENJOYMENT OF LAND, INCLUDING NOISE. BC CODE SEC. 39-133 (G) NOTHING SHALL BE ALLOWED ON OR IN ANY STRUCTURE, OR LAND IN ANY DISTRICT THAT SHALL IN ANY WAY BE DISTURBING, BASED UPON REASONABLE PERSON STANDARD, BY REASON OF EMISSION OF NOISE (INCLUDING CROWING OF ROOSTERS, OR ANY NOISES EMANATING FROM ANY ANIMAL OR FOWL).	STATUS: NOTICE OF VIOLATION ISSUED ON 11/30/2021. NOTICE OF HEARING ISSUED ON 12/13/2021 TO APPEAR ON 02/01/2022 FOR HEARING. COMPLIED PRIOR TO HEARING.
3.10	CASE 2021-734	OWNER(S): AKAI ESTATES LLC ADDRESS: 4700 AKAI DRIVE FOLIO: 5039 36 15 0010 VIOLATION(S): TSWR CODE SEC. 070-030 (D) PROHIBITED SIGNS WITHOUT PERMITS.	STATUS: NOTICE OF VIOLATION ISSUED ON 12/13/2021.

		BANNERS/ FLAGS ERECTED ON PROPERTY WITHOUT APPROVAL OR PERMITS.	NOTICE OF HEARING ISSUED ON 12/27/2021 TO APPEAR ON 02/01/2022 FOR HEARING. COMPLIED PRIOR TO HEARING.
3.11	CASE 2021-739	OWNER(S): TROPICAL LANDSCAPE FARMS LLC ADDRESS: 5879 SW 178 AVE FOLIO: 5040 31 01 0390 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 045-030(C)(4)(a) STORAGE OF COMMERCIAL VEHICLES EXCEEDING TWO (2)	STATUS: NOTICE OF VIOLATION ISSUED ON 12/13/2021. NOTICE OF HEARING ISSUED ON 01/07/2022 TO APPEAR ON 02/01/2022 FOR HEARING. ADMITTED VIOLATION; GIVEN UNTIL 04/04/2022 (60 DAYS) TO OBTAIN COMPLIANCE OR TO APPEAR ON 04/05/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$100.00 A DAY WILL BE APPLIED AFTER THAT. ADMINISTRATIVE COST WAIVED.
3.12	CASE 2021-745	OWNER(S): TWIN GROUP CORP ADDRESS: 18141 SW 70 PL FOLIO: 5140 06 03 0040 VIOLATION(S): TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMITS, FILLING WITHOUT APPROVAL OR PERMITS.	STATUS: NOTICE OF VIOLATION ISSUED ON 12/13/2021. NOTICE OF HEARING ISSUED ON 12/29/2021 TO APPEAR ON 02/01/2022 FOR HEARING COMPLIED PRIOR TO HEARING.

4. CITATIONS

4.1	CASE 2021A-439	OWNER(S): ARCHDIOCESE OF MIAMI EDWARD A. MCCARTHY H.S. ADDRESS: 5451 SW 124 AVE FOLIO: 5040 35 11 0010 VIOLATION(S): TSWR CODE SEC. 7-3(A) FALSE ALARM IN EXCESS OF (1) SECOND FALSE ALARM. FIRST FALSE ALARM ON	STATUS: NOTICE OF VIOLATION ISSUED ON 07/01/2021. CVN ISSUED ON 01/04/2022.
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		05/29/2021, SECOND FALSE ALARM ON 06/05/2021, THIRD FALSE ALARM ON 12/29/2021	1 ST FALSE ALARM 05/29/2021 2 ND FALSE ALARM 06/05/2021 3 RD FALSE ALARM 12/29/2021 PAID PRIOR TO HEARING.
4.2	CASE 2021A-750	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 ALARM IN EXCESS OF (1) SECOND FALSE ALARM. FIRST FALSE ALARM ON 07/05/2021, SECOND FALSE ALARM ON 11/04/2021, THIRD FALSE ALARM ON 12/11/2021	STATUS: NOTICE OF VIOLATION ISSUED ON 12/15/2021. CVN ISSUED ON 01/04/2022. 1 ST FALSE ALARM 07/05/2021 2 ND FALSE ALARM 11/04/2021 3 RD FALSE ALARM 12/11/2021 A FINE IN THE AMOUNT OF \$50.00 IS IMPOSED. \$150.00 ADMINISTRATIVE COST.

5. RE-HEARINGS:

6. FORECLOSURE REQUESTS

7. REPEAT VIOLATION

7.1	CASE 2019-	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	STATUS:
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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).