

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

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

2.1	2021-495	<p>OWNER(S): SLADE, FRANK ADDRESS: 5050 SW 163 AVE FOLIO: 5040 32 01 0114</p> <p>VIOLATION(S): TSWR SEC. 045-030 (D) 2, TSWR SEC. 020-040 (A)(B), TSWR SEC. 020-030 (A)</p> <p>THE OPEN STORAGE OR DISCARDING OF JUNK ITEMS, DEBRIS, GARBAGE, TRASH, AND LITTER; SUCH CONDITIONS HAVE BEEN DETERMINED BY THE TOWN COUNCIL AS A PUBLIC NUISANCE.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 07/23/2021.</p> <p>NOTICE OF HEARING ISSUED ON 08/12/2021 TO APPEAR ON 09/07/2021 FOR HEARING.</p> <p>GIVEN UNTIL 10/04/2021 (30) DAYS TO COMPLY OR TO APPEAR ON 10/05/2021 FOR HEARING IF NOT IN COMPLIANCE. A FINE OF \$100.00 A DAY WILL BE APPLIED AFTER THAT.</p> <p>AMENDED FINAL ORDER GIVEN UNTIL 11/01/2021 (30) DAYS TO COMPLY OR TO APPEAR ON 11/02/2021 FOR HEARING IF NOT IN COMPLIANCE.</p> <p>NOTICE OF HEARING ISSUED ON 11/01/2021 TO APPEAR ON 11/16/2021 FOR HEARING.</p> <p>AMENDED FINAL ORDER; GIVEN UNTIL 01/03/2022 TO OBTAIN COMPLIANCE OR TO APPEAR ON 01/04/2022 FOR HEARING IF NOT IN COMPLIANCE.</p> <p>AMENDED FINAL ORDER; GIVEN UNTIL 02/28/2022 (60 DAYS) TO OBTAIN COMPLIANCE OR TO APPEAR ON 03/01/2022 FOR HEARING IF NOT IN COMPLIANCE.</p>
------------	-----------------	--	---

2.2	2021-640	<p>OWNER(S): KHAN, KAMELIA KHAN, SHELLEZA & KHAN, FARAH ADDRESS: SW 210 TER 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:</p> <p>NOTICE OF VIOLATION ISSUED ON 10/05/2021.</p> <p>NOTICE OF HEARING ISSUED ON 11/02/2021 TO APPEAR ON 12/07/2021 FOR HEARING.</p> <p>ADMITTED VIOLATION; GIVEN UNTIL 02/28/2022 (90 DAYS) TO COMPLY OR TO APPEAR ON 03/01/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$250.00 A DAY WILL BE APPLIED AFTER THAT.</p> <p>COMPLIED PRIOR TO HEARING.</p>
2.3	2021-641	<p>OWNER(S): KHAN'S NURSERY INC ADDRESS: 5225 SW 210 TER FOLIO: 5039 34 01 0161 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 10/05/2021.</p> <p>NOTICE OF HEARING ISSUED ON 11/03/2021 TO APPEAR ON 12/07/2021 FOR HEARING.</p> <p>ADMITTED VIOLATION; GIVEN UNTIL 02/28/2022 (90 DAYS) TO COMPLY OR TO APPEAR ON 03/01/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$250.00 A DAY WILL BE APPLIED AFTER THAT.</p> <p>COMPLIED PRIOR TO HEARING.</p>

2.4	2021-642	<p>OWNER(S): CAMBLOR, LUIS ADDRESS: 4821 SW 198 TER FOLIO: 5039 35 08 0040 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 10/07/2021.</p> <p>NOTICE OF HEARING ISSUED ON 11/23/2021 TO APPEAR ON 12/07/2021 FOR HEARING.</p> <p>ADMITTED VIOLATION; GIVEN UNTIL 02/28/2022 (90 DAYS) TO COMPLY OR TO APPEAR ON 03/01/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$100.00 WILL BE APPLIED AFTER THAT.</p>
2.5	2021-643	<p>OWNER(S): QUIRANTES, LAURA ADDRESS: 4801 SW 201 TER FOLIO: 5039 35 05 0280 VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT A PERMITS, GENERATOR INSTALLED WITHOUT PERMITS.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 10/07/2021.</p> <p>NOTICE OF HEARING ISSUED ON 10/19/2021 TO APPEAR ON 12/07/2021 FOR HEARING.</p> <p>ADMITTED VIOLATION; GIVEN UNTIL 02/28/2022 (90 DAYS) TO COMPLY OR TO APPEAR ON 03/01/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$100.00 WILL BE APPLIED AFTER THAT.</p>

2.6	2021-680	<p>OWNER(S): CARDINEZ, MARINA CARDINEZ, MICHAEL ADDRESS: 5320 SW 210 TER FOLIO: 5039 34 01 0300 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 10/19/2021.</p> <p>NOTICE OF HEARING ISSUED ON 11/04/2021 TO APPEAR ON 12/07/2021 FOR HEARING.</p> <p>ADMITTED VIOLATION; GIVEN UNTIL 02/28/2022 (90 DAYS) TO COMPLY BY APPLYING FOR PROPER PERMITS OR REMOVING OF FILL, OR TO APPEAR ON 03/01/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$100.00 WILL BE APPLIED AFTER THAT.</p> <p>COMPLIED PRIOR TO HEARING.</p>
2.7	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>

2.8	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>
-----	----------	---	---

2.9	2021-703	<p>OWNER(S): ROSENTHAL, REBECCA GOODMAN-WOOD, MARSHA ETAL ADDRESS: 6410 SW 185 WAY FOLIO: 5139 01 01 0086</p> <p>VIOLATION(S): 1. 020-040 (D) 2. 020-040 (A)(F) 3. 020-040 (E)(3) 4. 020-040 (A)</p> <p>1. EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION THROUGHOUT PROPERTY AND RIGHT OF WAY. 2. THE OPEN STORAGE OR DISCARDING OF JUNK WITHIN PROPERTY AND RIGHT OF WAY. OWNER RESPONSIBLE FOR KEEPING PREMISES JUNK FREE. 3. OWNER RESPONSIBLE FOR KEEPING BUILDING IN STATE OF GOOD REPAIR INCLUDING ACCESSORY STRUCTURES ON PLOT. 4. STORAGE OF JUNK VEHICLES.</p>	<p>STATUS:</p> <p>NOTICE OF HEARING ISSUED ON 11/15/2021 TO APPEAR ON 12/07/2021 FOR HEARING.</p> <p>ADMITTED VIOLATION; GIVEN UNTIL 02/28/2022 (90 DAYS) TO COMPLY OR TO APPEAR ON 03/01/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$250.00 WILL BE APPLIED AFTER THAT.</p>
2.10	2021-713	<p>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</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 11/22/2021.</p> <p>NOTICE OF HEARING ISSUED ON 12/20/2021 TO APPEAR ON 02/01/2022 FOR HEARING.</p> <p>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.</p>

2.11	2021-714	<p>OWNER(S): ABBAS, SYED ATHER H/E ATHER, QAISRA ADDRESS: 16900 STRATFORD CT FOLIO: 5040 32 16 0160 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 10/22/2021.</p> <p>NOTICE OF HEARING ISSUED ON 11/13/2021 TO APPEAR ON 01/04/2022 FOR HEARING.</p> <p>ADMITTED VIOLATION; GIVEN UNTIL 02/28/2022 (60 DAYS) TO COMPLY OR TO APPEAR ON 03/01/2022 FOR HEARING IF NOT IN COMPLIANCE. IN ORDER TO OBTAIN COMPLIANCE MUST REMOVE GARAGE AND OBTAIN AFTER THE FACT PERMIT FOR THE FOUNTAIN. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT.</p>
2.12	2021-719	<p>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.</p>	<p>STATUS:</p> <p>COURTESY NOTICE ISSUED ON 11/30/2021.</p> <p>NOTICE OF VIOLATION ISSUED ON 12/13/2021.</p> <p>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.</p> <p>COMPLIED PRIOR TO HEARING.</p>

2.13	2021-721	<p>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.</p>	<p>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. COMPLIED PRIOR TO HEARING.</p>
------	----------	--	--

3. NEW CASES

3.1	CASE 2021-711	<p>OWNER(S): MERINO, LESLIE ROJAS, RICHARD ERIC ADDRESS: 5431 SW 163 AVE FOLIO: 5040 32 01 0113 VIOLATION(S): TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMITS, FILLING WITHOUT APPROVAL OR PERMITS.</p>	<p>STATUS: COURTESY NOTICE ISSUED ON 11/22/2021. NOTICE OF VIOLATION ISSUED ON 12/13/2021. NOTICE OF HEARING ISSUED ON 01/26/2022 TO APPEAR ON 03/01/2022 FOR HEARING. COMPLIED PRIOR TO HEARING.</p>
-----	-------------------------	---	---

3.2	CASE 2021-744	<p>OWNER(S): WILLIAMS, JULETT A WYCHE, JOHN A ADDRESS: SHERIDAN ST FOLIO: 5140 06 03 0022 VIOLATION(S): 1. TSWR CODE SEC. 045-030 (C) VEHICLES MAY BE PARKED OR STORED ONLY AS AN ACCESSORY USE TO A PERMENTANT DWELLING. 2. TSWR CODE SEC. 045-030 (D)(4) SHIPPING CONTAINERS MAY ONLY BE KEPT ON PLOT AS AN ACCESSORY STRUCTURE TO A PERMANENT DWELLING. 3. TSWR CODE SEC. 020-040 (A)(F) THE OPEN STORAGE OR DISCARDING OF JUNK WITHIN PROPERTY. 4. TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, ACCESSORY STRUCTURE ERRECTED WITHOUT PERMITS.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 12/13/2021. NOTICE OF HEARING ISSUED ON 02/02/2022 TO APPEAR ON 03/01/2022 FOR HEARING.</p>
3.3	CASE 2022-008	<p>OWNER(S): CRUZ, EVELYN & YSMEL ADDRESS: 5271 SW 136 AVE FOLIO: 5040 34 01 0060 VIOLATION(S): TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMITS, EXPIRED WALL AND FENCE PERMITS.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 01/07/2022. NOTICE OF HEARING ISSUED ON 01/24/2022 TO APPEAR ON 03/01/2022 FOR HEARING.</p>
3.4	CASE 2022-010	<p>OWNER(S): BULL RUN CAPITAL LLC ADDRESS: 13450 STIRLING ROAD FOLIO: 5140 02 14 0010 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: COURTESY NOTICE ISSUED ON 01/13/2022. NOTICE OF VIOLATION ISSUED ON 01/28/2022. NOTICE OF HEARING ISSUED ON 02/18/2022 TO APPEAR ON 03/01/2022 FOR HEARING.</p>

3.5	CASE 2022-031	<p>OWNER(S): WILLIAMS, JULETT A WYCHE, JOHN A ADDRESS: 18100 SW 70 PL FOLIO: 5140 06 03 0180 VIOLATION(S): 1. TSWR CODE SEC. 045-030 (C)(5)(B) RECREATIONAL VEHICLES SHALL NOT BE USED FOR LIVING PURPOSES. 2. TSWR CODE SEC. 045-030 (D)(4) SHIPPING CONTAINERS MAY ONLY BE KEPT ON PLOT AS AN ACCESORY STRUCTURE TO A PERMANENT DWELLING. 3. TSWR CODE SEC. 020-040 (A)(F) THE OPEN STORAGE OR DISCARDING OF JUNK WITHIN PROPERTY. 4. TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, ACCESORY STRUCTURE ERRECTED WITHOUT PERMITS.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 02/03/2022. NOTICE OF HEARING ISSUED ON 02/18/2022 TO APPEAR ON 03/01/2022 FOR HEARING.</p>
-----	------------------	---	---

4. CITATIONS

4.1	CASE 2021A-	<p>OWNER(S): ADDRESS: FOLIO: VIOLATION(S): 2021</p>	STATUS:
4.2	CASE 2021A-	<p>OWNER(S): ADDRESS: FOLIO: VIOLATION(S):</p>	STATUS:

- 5. RE-HEARINGS:
- 6. FORECLOSURE REQUESTS
- 7. REPEAT VIOLATION

7.1	CASE 2019-057	OWNER(S): SPASIC, ZORAN DELGADO SPASIC, YARA ADDRESS: 14571 MUSTANG TRL FOLIO: 5140 03 10 0010 VIOLATION(S): TSWR CODE SEC. 095-030(C) OUTDOOR LIGHTING RESULTING IN GLARE ONTO ADJACENT PROPERTIES OR STREEETS.	STATUS: NOTICE OF HEARING ISSUED ON 02/04/2022 TO APPEAR ON 03/01/2022 FOR HEARING.
-----	--------------------------------	--	---

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).