

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
APRIL 05TH, 2022
9:00 A.M.

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

2.1	2021-425	<p>OWNER(S): LASKEY, JAMES ADDRESS: 5780 SW 188 AVE FOLIO: 5039 36 05 0100</p> <p>VIOLATION(S): TSWR CODE SEC. 045-100 (C) FOR ANY SHEDS OR STRUCTURES ON ALL REMAINING SIDES OF ANY PLOT EXCEPT THE FRONT, THERE SHALL BE A YARD OF AT LEAST TWENTY-FIVE (25) FEET.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 06/16/2021.</p> <p>NOTICE OF HEARING ISSUED ON 07/01/2021 TO APPEAR ON 08/03/2021 FOR HEARING.</p> <p>ORDER OF CONTINUANCE TO APPEAR ON 09/07/2021 FOR HEARING.</p> <p>GIVEN UNTIL 09/14/2021 (7) DAYS TO LEGAL BRIEF AND (7) DAYS FOR TOWN LEGAL DEPARTMENT TO SUBMIT BRIEF TO MAGISTRATE FOR REVIEW AND RULING.</p> <p>GIVEN UNTIL 12/03/2021 TO COMPLY OR TO APPEAR ON 12/07/2021 FOR HEARING. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT.</p> <p>AMENDED FINAL ORDER; GIVEN UNTIL 04/04/2022 (120 DAYS) TO COMPLY OR TO APPEAR ON 04/05/2022 FOR HEARING IF NOT IN COMPLIANCE.</p> <p>AMENDED FINAL ORDER; GIVEN UNTIL 05/02/2022 (30 DAYS) TO COMPLY OR TO APPEAR ON 05/03/2022 FOR HEARING IF NOT IN COMPLIANCE.</p>
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2.2	2021-682	<p>OWNER(S): MANTEL, DEBRA D ADDRESS: SW 67 PL FOLIO: 5140 05 01 0078 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 11/24/2021 TO APPEAR ON 01/04/2022 FOR HEARING.</p> <p>CONTESTED VIOLATION; GIVEN UNTIL 04/04/2022 (90 DAYS) TO COMPLY OR TO APPEAR ON 04/05/2022 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>
2.3	2022-081	<p>OWNER(S): BORQUET SOTO, JEMIS NASSER SZOTA BORQUET, JESSICA ADDRESS: 17200 SW 65 CT FOLIO: 5140 06 01 0080</p> <p>VIOLATION(S): TSWR CODE SEC. 045-030(E)(1) EVERY YARD CONTAINING AN OUTDOOR POOL OR SPA SHALL BE FULLY ENCLOSED BY A PERMANENT NONREMOVABLE FENCE OR WALL AT LEAST FOUR (4) FEET.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 03/14/2022.</p> <p>NOTICE OF HEARING ISSUED ON 03/14/2022 TO APPEAR ON 03/17/2022 FOR HEARING.</p> <p>ADMITTED VIOLATION; GIVEN UNTIL 03/28/2022 (11 DAYS) TO COMPLY, IF NOT IN COMPLIANCE A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT. \$500.00 NON-REMEDIAL COST IS IMPOSED. COMPLIED PRIOR TO HEARING.</p>

3. NEW CASES

<p>3.1</p>	<p>CASE 2021-688</p>	<p>OWNER(S): ASAP HOLDINGS GROUP LLC ADDRESS: 16701 SW 49 ST FOLIO: 5040 29 01 0405 VIOLATION(S): TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMIT, DRIVEWAY WITHOUT A PERMIT.</p>	<p>STATUS:</p> <p>COURTESY NOTICE ISSUED ON 10/27/2021.</p> <p>NOTICE OF VIOLATION ISSUED ON 12/20/2021.</p> <p>NOTICE OF HEARING ISSUED ON 2/25/2022 TO APPEAR ON 04/05/2022 FOR HEARING.</p> <p>ADMITTED VIOLATION; GIVEN UNTIL 05/02/2022 (30 DAYS) TO COMPLY OR TO APPEAR ON 05/03/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT. WAIVED ADMINISTRATIVE COST.</p>
<p>3.2</p>	<p>CASE 2021-701</p>	<p>OWNER(S): AMORTEGUI, NESTOR MAURICIO AMORTEGUI, CONSUELO ADDRESS: 5531 SW 160 AVE FOLIO: 5040 32 04 0031 VIOLATION(S): TSWR CODE SEC.095-040 (A) THE OVERSPILL OF LIGHTING EXCEEDING ONE-TENTH (0.1) HORIZONTAL FOOTCANDLES AND PRODUCING GLARE.</p>	<p>STATUS:</p> <p>COURTESY NOTICE ISSUED ON 11/12/2021.</p> <p>NOTICE OF VIOLATION ISSUED ON 12/02/2021.</p> <p>NOTICE OF HEARING ISSUED ON 03/09/2022 TO APPEAR ON 04/05/2022 FOR HEARING.</p> <p>COMPLIED PRIOR TO HEARING.</p>

3.3	CASE 2022-034	OWNER(S): BOFILL, JUAN CARLOS E'ORIO, SHAYNA N ADDRESS: 17490 SW 58 ST FOLIO: 5040 31 01 0540 VIOLATION(S): TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMITS, FILLING WITHOUT APPROVAL OR PERMITS.	STATUS: NOTICE OF VIOLATION ISSUED ON 2/08/2022. NOTICE OF HEARING ISSUED ON 02/28/2022 TO APPEAR ON 04/05/2022 FOR HEARING. FOUND IN VIOLATION; GIVEN UNTIL 05/02/2022 (30 DAYS) TO COMPLY OR TO APPEAR ON 05/03/2022 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.
3.4	CASE 2022-047	OWNER(S): WILLIAMS, JULETT A WYCHE, JOHN A ADDRESS: 18100 SW 70 PL FOLIO: 5140 06 03 0180 VIOLATION(S): TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMIT, FENCE WITHOUT A PERMIT.	STATUS: NOTICE OF VIOLATION ISSUED ON 2/18/2022. NOTICE OF HEARING ISSUED ON 03/03/2022 TO APPEAR ON 04/05/2022 FOR HEARING. FOUND IN VIOLATION; GIVEN UNTIL 05/02/2022 (30 DAYS) TO COMPLY OR TO APPEAR ON 05/03/2022 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.

3.5	CASE 2022-052	<p>OWNER(S): MORGAN, JUSTIN & LINDA LEE ADDRESS: 4840 SW 188 AVE FOLIO: 5039 25 03 0230 VIOLATION(S): TSWR CODE SEC. 020-030(A), BCC 4-8 A PUBLIC NUISANCE, DOG ESCAPING PROPERTY, RESULTING IN ATTACK ON CHICKENS AND THREATENING THE SAFETY OF THE GENERAL PUBLIC.</p>	<p>STATUS: NOTICE OF HEARING ISSUED ON 02/25/2022 TO APPEAR ON 04/05/2022 FOR HEARING.</p> <p>\$150.00 ADMINISTRATIVE COST \$2,500.00 FINE IS IMPOSED</p> <p>GRANTED RE-HEARING SET FOR 05/03/2022.</p>
3.6	CASE 2022-053	<p>OWNER(S): MORGAN, JUSTIN & LINDA LEE ADDRESS: 4840 SW 188 AVE FOLIO: 5039 25 03 0230 VIOLATION(S): 1. TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMIT, ACCESSORY BUILDINGS ERECTED WITHOUT A PERMIT.</p> <p>2. TSWR CODE SEC. 045-100(C) ANY STRUCTURE ON A PLOT SHALL BE A MINIMUM SETBACK OF TWENTY-FIVE (25) FEET FROM SURROUNDING PROPERTY LINE AND FIFTY (50) FEET FROM FRONT PROPERTY LINE.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 2/25/2022.</p> <p>NOTICE OF HEARING ISSUED ON 03/11/2022 TO APPEAR ON 04/05/2022 FOR HEARING.</p> <p>FOUND IN VIOLATION; GIVEN UNTIL 05/02/2022 (30 DAYS) TO COMPLY BY OBTAINING PERMIT OR REMOVAL OF STRUCTURES, OR TO APPEAR ON 05/03/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY PER VIOLATION WILL BE APPLIED AFTER THAT. \$150.00 ADMINISTRATIVE COST.</p> <p>GRANTED RE-HEARING SET FOR 05/03/2022.</p>

3.7	CASE 2022-058	OWNER(S): T & A REAL ESTATE HOLDING LLC ADDRESS: 15931 SW 56 ST FOLIO: 5040 33 14 0020 VIOLATION(S): TSWR CODE SEC.110-070(C)(8) THE BEST MANAGEMENT PRACTICES (BMP) SHALL BE MAINTAINED DURING CONSTRUCTION PERIOD	STATUS: NOTICE OF VIOLATION ISSUED ON 3/01/2022. NOTICE OF HEARING ISSUED ON 03/15/2022 TO APPEAR ON 04/05/2022 FOR HEARING. FOUND IN VIOLATION; GIVEN UNTIL 04/20/2022 (15 DAYS) TO COMPLY OR TO APPEAR ON 05/03/2022 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 2022-060	OWNER(S): ARANGO, SEBASTIAN DARIO ADDRESS: 5040 SW 186 AVE FOLIO: 5039 36 01 0174 VIOLATION(S): TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMITS, FILLING WITHOUT APPROVAL OR PERMITS.	STATUS: NOTICE OF VIOLATION ISSUED ON 3/01/2022. NOTICE OF HEARING ISSUED ON 03/15/2022 TO APPEAR ON 04/05/2022 FOR HEARING. COMPLIED PRIOR TO HEARING.

4. CITATIONS

4.1	CASE	OWNER(S): ADDRESS: FOLIO: VIOLATION(S): 2021	STATUS:
4.2	CASE	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	STATUS:

5. RE-HEARINGS:

6. FORECLOSURE REQUESTS

7. REPEAT VIOLATION

7.1	CASE 2016-595	OWNER(S): DUKE, TERRELL W JR & MICHELLE ADDRESS: 5611 SW 136 AVE FOLIO: 5040 34 01 0111 VIOLATION(S): TSWR CODE SEC. 005-120(B), 045-050, 045-060 1) OPERATING HOME BUSINESS WITHOUT A CERTIFICATE OF USE. 2) PRINCIPAL PROPERTY USE IS NOT PERMITTED TO WIT; WELDING AND OTHER NON-AGRICULTURAL RELATED BUSINESS.	STATUS: NOTICE OF HEARING ISSUED ON 02/25/2022 TO APPEAR ON 04/05/2022 FOR HEARING. STIPULATED AGREEMENT INDICATING A FINE OF \$150.00 FOR EACH VIOLATION AND EACH DAY VIOLATION CONTINUES. COMPLIED PRIOR TO HEARING.
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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).