

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
JULY 6TH, 2022
9:00 A.M.**

1. CALL SESSION TO ORDER

2. NON-COMPLIANCE CASE(S) & IMPOSITION OF PENALTY/LIEN

2.1	CASE 2021-	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	STATUS:
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3. NEW CASES

3.1	CASE 2021-756	OWNER(S): INVESTMENT MANAGEMENT MARLA LLC ADDRESS: 6540 MELALEUCA RD FOLIO: 5140 02 01 0173 VIOLATION(S): 1. TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMIT 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.	STATUS: NOTICE OF VIOLATION ISSUED ON 12/29/2021 NOTICE OF HEARING ISSUED ON 06/07/2022 TO APPEAR ON 07/06/2022 FOR HEARING. COMPLIED PRIOR TO HEARING.
3.2	CASE 2022-069	OWNER(S): RUBLE-LUCENA, ERICA LUCENA, BRYAN ADDRESS: 13201 LURAY RD FOLIO: 5140 02 01 0160 VIOLATION(S): TSWR CODE SEC.095-040(A) THE OVERSPILL OF LIGHT ORIGINATING FROM ANY PLOT SHALL NOT EXCEED ONE-TENTH (0.1) HORIZONTAL FOOTCANDLE MESURED AT GRADE LEVEL AT THE PROPERTY LINE.	STATUS: COURTESY NOTICE ISSUED ON 03/09/2022. NOTICE OF VIOLATION ISSUED ON 04/18/2022. NOTICE OF HEARING ISSUED ON 05/23/2022 TO APPEAR ON 07/06/2022 FOR HEARING.

3.3	CASE 2022-125	<p>OWNER(S): ORTIZ, FABIO & KATIUSKA ORTIZ, JOSEPH ADDRESS: 5921 SW 195 TER FOLIO: 5039 36 07 0190 VIOLATION(S): 1. TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, FILLING WITHOUT APPROVAL OR PERMITS. 2. TSWR CODE 045-030(C)(4)(a) STORAGE OF COMMERCIAL VEHICLES EXCEEDING (1) 3. 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. 4. TSWR SEC. 005-270 ILLEGAL USE OF RIGHT OF WAY, PLANTING TREES ON RIGHT OF WAY WITHOUT APPROVAL OR PERMITS.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 04/06/2022. NOTICE OF HEARING ISSUED ON 06/21/2022 TO APPEAR ON 07/06/2022 FOR HEARING.</p>
3.4	CASE 2022-128	<p>OWNER(S): RODRIGUEZ, JUANITA ADDRESS: 17400 SW 63 MNR FOLIO: 5140 06 01 0240 VIOLATION(S): TSWR CODE SEC. 3-1 (5) EACH CANINE SHALL HAVE AT LEAST ONE HUNDRED FIFTY SQUARE FEET OF SPACE TO MANEUVER.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 04/08/2022. NOTICE OF HEARING ISSUED ON 05/23/2022 TO APPEAR ON 07/06/2022 FOR HEARING. COMPLIED PRIOR TO HEARING.</p>
3.5	CASE 2022-144	<p>OWNER(S): GUTIERREZ, LUIS A ADDRESS: 5900 SW 172 AVE FOLIO: 5040 32 03 0012 VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, FILLING WITHOUT APPROVAL OR PERMITS. WORK BEYOND WHAT IS ALLOWED OF PERMIT ISSUED.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 04/27/2022. NOTICE OF HEARING ISSUED ON 05/26/2022 TO APPEAR ON 07/06/2022 FOR HEARING.</p>
3.6	CASE 2022-157	<p>OWNER(S): GARCIA, MANUEL ENRIQUE RODRIGUEZ, REBECCA ADDRESS: 5500 SW 136 AVE FOLIO: 5040 35 01 0043 VIOLATION(S): 1-TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, FILLING WITHOUT APPROVAL OR PERMITS. COMPLIED 2-TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMIT, ACCESSORY STRUCTURES ERECTED WITHOUT A PERMIT. 3- TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMIT, FENCE AND GATE ERECTED WITHOUT A PERMIT. COMPLIED</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 05/03/2022. NOTICE OF HEARING ISSUED ON 06/06/2022 TO APPEAR ON 07/06/2022 FOR HEARING.</p>

<p>3.7</p>	<p>CASE 2022-172</p>	<p>OWNER(S): MASSON, KIMBERLY KAY & ROBERTO F ADDRESS: 18531 SW 58 ST FOLIO: 5039 36 04 0070 VIOLATION(S): 1. TSWR CODE 020-040 (A)(E) PROPERTY TO BE KEPT FREE OF OPEN STORAGE OF JUNK. 2. TSWR CODE SEC. 045-030(C)(4)(a) STORAGE OF COMMERCIAL VEHICLES EXCEEDING (1) - (C)(4)(b) STORAGE OF COMMERCIAL VEHICLES IS ONLY ALLOWED IF FOR NONBUSINESS AND NONSTORAGE PURPOSE. 3. TSWR CODE SEC. 045-060, 045-050 UTILIZING RESIDENTIAL PROPERTY FOR COMMERCIAL OPERATION. 4. TSWR CODE SEC. 045-050. SEC. 045-060 USE OF PROPERTY NOT PERMITTED; COMPOSTING OF VEGETATION NOT ORIGINATING FROM PROPERTY AND/OR STORING MATERIAL ON SITE. 5. TSWR CODE SEC. 005-080(A) WORK WITHOUT PERMITS, LIGHTING/ELECTRICAL/AIR CONDITIONING UNIT INSTALLED WITHOUT PERMITS. 6. TSWR CODE SEC. 020-040 (E)(1) BUILDINGS WITHIN THE PROPERTY MUST BE KEPT IN STATE OF GOOD REPAIR, FREE OF CHIPPING OR DISCOLORATION OF PAINT.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 05/06/2022. NOTICE OF HEARING ISSUED ON 06/21/2022 TO APPEAR ON 07/06/2022 FOR HEARING.</p>
<p>3.8</p>	<p>CASE 2022-174</p>	<p>OWNER(S): RIVAS, VICTOR HUGO PADILLA PADILLA, LILLYSABEL ADDRESS: 14101 LURAY RD FOLIO: 5140 03 01 0190 VIOLATION(S): 1. TSWR CODE SEC. 020-040 (A)(F) THE OPEN STORAGE OR DISCARDING OF JUNK WITHIN PROPERTY AND RIGHT OF WAY. OWNER RESPONSIBLE FOR KEEPING PREMISES JUNK FREE. 2. TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMIT.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 05/06/2022. NOTICE OF HEARING ISSUED ON 05/24/2022 TO APPEAR ON 07/06/2022 FOR HEARING.</p>

3.9	CASE 2022-187	OWNER(S): EDERLYI, SCOTT EDERLYI, MELISSA ADDRESS: 18521 SW 58 ST FOLIO: 5039 36 04 0060 VIOLATION(S): 1-TSWR CODE SEC.005-080 (A) WORK WITHOUT A PERMIT. WORK WITHOUT A PERMIT FOR INSTALLED POOL HEATER CHICKEN COOP STRUCTURE FILL 2-SEC.095-030 (C) PROHIBITED OUTDOOR LIGHTING. PROHIBITED OUTDOOR LIGHTING GLARE ONTO STREET OR ADJACENT PROPERTY 3-SEC.045-100 (A) REQUIRED YARDS. REQUIRED YARDS ANY ROOFED STRUCTURE, COOP USED FOR THE SHELTER OF ANIMALS, BIRDS, FOWLS SHALL BE SUBJECT TO A FIFTY (50) FOOT YARD REQUIREMENT	STATUS: NOTICE OF VIOLATION ISSUED ON 05/12/2022. NOTICE OF HEARING ISSUED ON 05/25/2022 TO APPEAR ON 07/06/2022 FOR HEARING.
3.10	CASE 2022-188	OWNER(S): PETRILLO, DAMON MICHAEL SMITH, KERRI RENE ADDRESS: 17531 SW 68 CT FOLIO: 5140 06 04 0111 VIOLATION(S): TSWR CODE SEC. 045-030 (F)(4) YARDS WHERE LIVESTOCK OR OTHER ANIMALS ARE ALLOWED ACCESS SHALL BE FENCED TO PREVENT THE ANIMALS FROM ACCESSING STREETS AND ADJACENT PROPERTIES.	STATUS: NOTICE OF VIOLATION ISSUED ON 05/11/2022. NOTICE OF HEARING ISSUED ON 06/02/2022 TO APPEAR ON 07/06/2022 FOR HEARING.

4. CITATIONS

4.1	CASE 2022C-196	OWNER(S): JACKSON, EDWARD JACKSON, KIMBERLY ADDRESS: 17933 SW 55 ST FOLIO: 5040 31 01 0332 VIOLATION(S): TSWR CODE SEC. 16-19 BULK OUT ON NON-PERMITTED DATE.	STATUS: 1 ST WARNING NOTICE OF VIOLATION ISSUED ON 05/19/2022. 2 ND WARNING NOTICE OF VIOLATION ISSUED ON 05/26/2022. CIVIL NOTICE OF VIOLATION ISSUED ON 06/13/2022.
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- 5. RE-HEARINGS:**
- 6. FORECLOSURE REQUESTS**
- 7. REPEAT VIOLATION**

7.1	CASE	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).