

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**  
**JUNE 27<sup>TH</sup>, 2022**  
**9:00 A.M.**

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

<b>2.1</b>	<b>CASE</b> <b>2021-744</b>	<b>OWNER(S):</b> WILLIAMS, JULETT A WYCHE, JOHN A <b>ADDRESS:</b> SHERIDAN ST <b>FOLIO:</b> 5140 06 03 0022 <b>VIOLATION(S):</b> <b>1. TSWR CODE SEC. 045-030 (C)</b> VEHICLES MAY BE PARKED OR STORED ONLY AS AN ACCESSORY USE TO A PERMENTANT DWELLING. <b>2. TSWR CODE SEC. 045-030 (D)(4)</b> SHIPPING CONTAINERS MAY ONLY BE KEPT ON PLOT AS AN ACCESSORY STRUCTURE TO A PERMANENT DWELLING. <b>3. TSWR CODE SEC. 020-040 (A)(F)</b> THE OPEN STORAGE OR DISCARDING OF JUNK WITHIN PROPERTY. <b>4. TSWR CODE SEC. 005-080</b> WORK WITHOUT PERMITS, ACCESSORY STRUCTURE ERECTED WITHOUT PERMITS.	<b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 12/13/2021.  NOTICE OF HEARING ISSUED ON 02/02/2022 TO APPEAR ON 03/01/2022 FOR HEARING.  ADMITTED VIOLATION; GIVEN 90 DAYS TO COMPLY BY 06/06/2022 OR TO APPEAR ON 06/07/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$100.00 A DAY PER VIOLATION WILL BE IMPOSED AFTER THAT.  <b>AMENDED FINAL ORDER;</b> <b>GIVEN 60 DAYS TO COMPLY</b> <b>BY 09/05/2022 OR TO APPEAR</b> <b>ON 09/06/2022 FOR HEARING</b> <b>IF NOT IN COMPLIANCE.</b>
------------	--------------------------------	--	--

<p>2.2</p>	<p><b>CASE 2022-030</b></p>	<p><b>OWNER(S):</b> WEISS, JODI M FREEMAN, PAUL  <b>ADDRESS:</b> 5350 SW 210 TER  <b>FOLIO:</b> 5039 34 01 0301  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 020-040(D)</b>  THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION.</p>	<p><b>STATUS:</b>  COURTESY NOTICE ISSUED ON 02/01/2022.  NOTICE OF VIOLATION ISSUED ON 2/18/2022.  NOTICE OF HEARING ISSUED ON 03/11/2022 TO APPEAR ON 05/03/2022 FOR HEARING.  FOUND IN VIOLATION;  GIVEN UNTIL 06/06/2022 (30 DAYS) TO OBTAIN COMPLIANCE OR TO APPEAR ON 06/07/2022 FOR HEARING IF NOT IN COMPLIANCE.  A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT.  <b>CASE REMOVED FROM HEARING DUE TO CHANGE OF OWNERSHIP.</b></p>
<p>2.3</p>	<p><b>CASE 2022-031</b></p>	<p><b>OWNER(S):</b> WILLIAMS, JULETT A WYCHE, JOHN A  <b>ADDRESS:</b> 18100 SW 70 PL  <b>FOLIO:</b> 5140 06 03 0180  <b>VIOLATION(S):</b> <b>1. TSWR CODE SEC. 045-030 (C)(5)(B)</b>  RECREATIONAL VEHICLES SHALL NOT BE USED FOR LIVING PURPOSES.  <b>2. TSWR CODE SEC. 045-030 (D)(4)</b>  SHIPPING CONTAINERS MAY ONLY BE KEPT ON PLOT AS AN ACCESORY STRUCTURE TO A PERMANENT DWELLING.  <b>3. TSWR CODE SEC. 020-040 (A)(F)</b>  THE OPEN STORAGE OR DISCARDING OF JUNK WITHIN PROPERTY.  <b>4. TSWR CODE SEC. 005-080</b>  WORK WITHOUT PERMITS, ACCESORY STRUCTURE ERECTED WITHOUT PERMITS.</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 02/03/2022.  NOTICE OF HEARING ISSUED ON 02/18/2022 TO APPEAR ON 03/01/2022 FOR HEARING.  ADMITTED VIOLATION;  GIVEN 90 DAYS TO COMPLY BY 06/06/2022 OR TO APPEAR ON 06/07/2022 FOR HEARING IF NOT IN COMPLIANCE.  A FINE IN THE AMOUNT OF \$100.00 A DAY PER VIOLATION WILL BE IMPOSED AFTER THAT.  <b>AMENDED FINAL ORDER;  GIVEN 60 DAYS TO COMPLY BY 09/05/2022 OR TO APPEAR ON 09/06/2022 FOR HEARING IF NOT IN COMPLIANCE.</b></p>

2.4	<p><b>CASE</b> 2022-047</p>	<p><b>OWNER(S):</b> WILLIAMS, JULETT A WYCHE, JOHN A <b>ADDRESS:</b> 18100 SW 70 PL <b>FOLIO:</b> 5140 06 03 0180 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080(A)</b> WORK WITHOUT A PERMIT, FENCE WITHOUT A PERMIT.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 2/18/2022.</p> <p>NOTICE OF HEARING ISSUED ON 03/03/2022 TO APPEAR ON 04/05/2022 FOR HEARING.</p> <p>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.</p> <p>AMENDED FINAL ORDER; GIVEN UNTIL 06/06/2022 (30 DAYS) TO OBTAIN COMPLIANCE OR TO APPEAR ON 06/07/2022 FOR HEARING IF NOT IN COMPLIANCE.</p> <p><b>AMENDED FINAL ORDER; GIVEN 60 DAYS TO COMPLY BY 09/05/2022 OR TO APPEAR ON 09/06/2022 FOR HEARING IF NOT IN COMPLIANCE.</b></p>
-----	---------------------------------	--	---

2.5	2022-051	<p><b>OWNER(S):</b> HEFTER, MAX HEFTER, SMADAR  <b>ADDRESS:</b> APPALOOSA TRL  <b>FOLIO:</b> 5140 02 01 0263  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080</b>  WORK WITHOUT PERMITS, FILLING WITHOUT APPROVAL OR PERMITS.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 2/25/2022.</p> <p>NOTICE OF HEARING ISSUED ON 04/15/2022 TO APPEAR ON 05/03/2022 FOR HEARING.</p> <p>ADMITTED VIOLATION;  GIVEN UNTIL 06/06/2022 (30 DAYS) TO OBTAIN COMPLIANCE OR TO APPEAR ON 06/07/2022 FOR HEARING IF NOT IN COMPLIANCE.  A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT IF NOT IN COMPLIANCE.</p> <p><b>AMENDED FINAL ORDER;  GIVEN 60 DAYS TO COMPLY BY 09/05/2022 OR TO APPEAR ON 09/06/2022 FOR HEARING IF NOT IN COMPLIANCE.</b></p>
2.6	2022-067	<p><b>OWNER(S):</b> GARWOOD, WESLEY CONRAD  <b>ADDRESS:</b> 17221 SW 65 CT  <b>FOLIO:</b> 5140 06 01 0017  <b>VIOLATION(S):</b> <b>TSWR CODE 1) SEC.045-050 2) SEC.045-060 3) 045-030(c)(5)(a)(c)(d)</b>  NON-PERMITTED USE OF PROPERTY, SALE OF RECREATIONAL VEHICLES. RECREATIONAL VEHICLES MUST BE USED FOR HOBBY AND NOT FOR BUSINESS PURPOSE. RV'S MUST BE OWNED BY A FULL TIME RESIDENT AND ANY ADDITIONAL VEHICLES OVER (2) SHALL BE SCREENED AND SHALL NOT BE VISIBLE FROM ANY ADJACENT STREET.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 3/08/2022.</p> <p>NOTICE OF HEARING ISSUED ON 03/28/2022 TO APPEAR ON 05/03/2022 FOR HEARING.</p> <p>FOUND IN VIOLATION;  GIVEN UNTIL 06/06/2022 (30 DAYS) TO OBTAIN COMPLIANCE OR TO APPEAR ON 06/07/2022 FOR HEARING IF NOT IN COMPLIANCE.  A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT IF NOT IN COMPLIANCE.</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>

2.7	CASE 2022-111	<p><b>OWNER(S):</b> MASSON, KIMBERLY KAY &amp; ROBERT F  <b>ADDRESS:</b> 18531 SW 58 ST  <b>FOLIO:</b> 5039 36 04 0070  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080(A)</b>  WORK WITHOUT APPROVAL OR PERMITS,  WORK DONE BEYOND APPROVED PERMIT.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 3/23/2022.</p> <p>NOTICE OF HEARING ISSUED ON 04/21/2022 TO APPEAR ON 05/03/2022 FOR HEARING. ADMITTED VIOLATION; GIVEN UNTIL 06/06/2022 (30 DAYS) TO OBTAIN COMPLIANCE BY REMOVING FILL OR TO APPEAR ON 06/07/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT IF NOT IN COMPLIANCE.</p> <p><b>AMENDED FINAL ORDER; GIVEN UNTIL 08/01/2022 (30 DAYS) TO OBTAIN COMPLIANCE BY REMOVING FILL OR TO APPEAR ON 08/02/2022 FOR HEARING IF NOT IN COMPLIANCE.</b></p>
2.8	CASE 2022-126	<p><b>OWNER(S):</b> QUIRANTES, LAURA  <b>ADDRESS:</b> 4801 SW 201 TER  <b>FOLIO:</b> 5039 35 05 0280  <b>VIOLATION(S):</b> <b>1. TSWR CODE SEC. 045-060, 045-050</b>  UTILIZING RESIDENTIAL PROPERTY FOR COMMERCIAL OPERATION.  <b>2. TSWR CODE SEC. 045-030 (C)(1)</b>  ALL VEHICLES AND EQUIPMENT PARKED OR STORED MUST BE REGISTERED TO A PERMANENT, FULL-TIME RESIDENT OF THE PREMISES.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 4/06/2022.</p> <p>NOTICE OF HEARING ISSUED ON 04/21/2022 TO APPEAR ON 05/03/2022 FOR HEARING.</p> <p>CONTESTED VIOLATION; GIVEN UNTIL 06/06/2022 (30 DAYS) TO OBTAIN COMPLIANCE OR TO APPEAR ON 06/07/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT IF NOT IN COMPLIANCE.</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>

**3. NEW CASES**

<p><b>3.1</b></p>	<p><b>CASE 2022-073</b></p>	<p><b>OWNER(S):</b> SKY I REAL ESTATE LLC  <b>ADDRESS:</b> 18231 SW 60 ST  <b>FOLIO:</b> 5040 31 01 0395  <b>VIOLATION(S):</b> <b>TSWR CODE. 1)SEC.045-050.SEC.045-060 2)SEC.045-030{(C)(4)} 3)SEC.045-050.SEC.045-060</b>            1)USE OF PROPERTY NOT PERMITTED.TO WIT; COMPOSTING OF VEGETATION NOT ORIGINATING FROM PROPERTY AND STORING MATERIAL ON SITE            2)PROVIDE REGISTRATION FOR ALL COMMERCIAL VEHICLES STORED ON PROPERTY            3)ACCESSORY USE OF PROPERTY NOT ALLOWED.TO WIT; STORAGE OF GAS TANKS FOR REFUELING VEHICLES ON SITE</p>	<p><b>STATUS:</b>            NOTICE OF VIOLATION ISSUED ON 3/11/2022.            NOTICE OF HEARING ISSUED ON 03/28/2022 TO APPEAR ON 05/03/2022 FOR HEARING.            ORDER OF CONTINUANCE TO APPEAR ON 06/07/2022 FOR HEARING.  <b>ORDER OF CONTINUANCE; GIVEN 60 DAYS TO COMPLY BY 09/05/2022 OR TO APPEAR ON 09/06/2022 FOR HEARING.</b></p>
<p><b>3.2</b></p>	<p><b>CASE 2022-070</b></p>	<p><b>OWNER(S):</b> LAWSON, DANIEL T &amp; MARY R  <b>ADDRESS:</b> 17080 SW 48 ST  <b>FOLIO:</b> 5040 29 01 0427  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080</b>            WORK WITHOUT PERMITS, FILLING WITHOUT APPROVAL OR PERMITS.</p>	<p><b>STATUS:</b>            COURTESY NOTICE ISSUED ON 03/11/2022.            NOTICE OF VIOLATION ISSUED ON 04/11/2022.            NOTICE OF HEARING ISSUED ON 04/26/2022 TO APPEAR ON 06/07/2022 FOR HEARING.  <b>COMPLIED PRIOR TO HEARING.</b></p>
<p><b>3.3</b></p>	<p><b>CASE 2022-080</b></p>	<p><b>OWNER(S):</b> REAL GREEN INVESTMENT CO  <b>ADDRESS:</b> SW 185 WAY  <b>FOLIO:</b> 5139 01 01 0098  <b>VIOLATION(S):</b> <b>TSWR CODE SEC.045-050.SEC.045-060</b>            USE OF PROPERTY NOT PERMITTED. TO WIT; COMPOSTING OF VEGETATION NOT ORIGINATING FROM PROPERTY AND STORING MATERIAL ON SITE.</p>	<p><b>STATUS:</b>            NOTICE OF VIOLATION ISSUED ON 03/14/2022.            NOTICE OF HEARING ISSUED ON 04/26/2022 TO APPEAR ON 06/07/2022 FOR HEARING.            NOTICE OF HEARING ISSUED ON 05/18/2022 TO APPEAR ON 06/27/2022 FOR HEARING.  <b>ORDER OF CONTINUANCE TO BE SET FOR SPECIAL HEARING.</b></p>

3.4	CASE 2022-117	OWNER(S): FERNANDEZ, YARIEL & MIRLA ADDRESS: 17500 SW 46 ST FOLIO: 5040 30 00 0200 VIOLATION(S): <b>TSWR CODE SEC. 005-080</b> WORK WITHOUT PERMITS, FILLING WITHOUT APPROVAL OR PERMITS.	STATUS: NOTICE OF VIOLATION ISSUED ON 03/29/2022.  NOTICE OF HEARING ISSUED ON 04/26/2022 TO APPEAR ON 06/07/2022 FOR HEARING.  <b>ADMITTED VIOLATION; GIVEN 30 DAYS TO OBTAIN PERMIT OR REMOVE FILL TO COMPLY BY 08/01/2022 OR TO APPEAR ON 08/02/2022 FOR HEARING IF NOT IN COMPLIANCE. AFTER THAT A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED. ADMINISTRATIVE COST WAIVED.</b>
3.5	CASE 2022-146	OWNER(S): GRAVERAN INVESTMENT LLC ADDRESS: 15850 SW 53 CT FOLIO: 5040 33 01 0098 VIOLATION(S): <b>TSWR CODE SEC. 020-040(D)</b> THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION.	STATUS: NOTICE OF VIOLATION ISSUED ON 04/27/2022.  NOTICE OF HEARING ISSUED ON 05/13/2022 TO APPEAR ON 06/07/2022 FOR HEARING.  <b>COMPLIED PRIOR TO HEARING.</b>
3.6	CASE 2022-147	OWNER(S): GRAVERAN INVESTMENT LLC ADDRESS: 15860 SW 53 CT FOLIO: 5040 33 01 0099 VIOLATION(S): <b>TSWR CODE SEC. 020-040(D)</b> THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION.	STATUS: NOTICE OF VIOLATION ISSUED ON 04/27/2022.  NOTICE OF HEARING ISSUED ON 05/13/2022 TO APPEAR ON 06/07/2022 FOR HEARING.  <b>COMPLIED PRIOR TO HEARING.</b>
3.7	CASE 2022-148	OWNER(S): GRAVERAN INVESTMENT LLC ADDRESS: 15840 SW 53 CT FOLIO: 5040 33 01 0097 VIOLATION(S): <b>TSWR CODE SEC. 020-040(D)</b> THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION.	STATUS: NOTICE OF VIOLATION ISSUED ON 04/27/2022.  NOTICE OF HEARING ISSUED ON 05/13/2022 TO APPEAR ON 06/07/2022 FOR HEARING.  <b>COMPLIED PRIOR TO HEARING.</b>

3.8	CASE 2022-149	<b>OWNER(S):</b> GRAVERAN INVESTMENT LLC <b>ADDRESS:</b> 15870 SW 53 CT <b>FOLIO:</b> 5040 33 01 0102 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 020-040(D)</b> THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 04/27/2022.  NOTICE OF HEARING ISSUED ON 05/13/2022 TO APPEAR ON 06/07/2022 FOR HEARING.  <b>COMPLIED PRIOR TO HEARING.</b>
3.9	CASE 2022-169	<b>OWNER(S):</b> LM PROPERTY HOLDINGS LLC <b>ADDRESS:</b> 5400 SW 188 AVE <b>FOLIO:</b> 5039 36 05 0320 <b>VIOLATION(S):</b> 1. <b>TSWR CODE SEC. 005-080 WORK</b> WITHOUT PERMITS, FILLING OR GRADING WITHOUT APPROVAL OR PERMITS. 2. <b>TSWR CODE SEC. 005-080(A)</b> WORK WITHOUT A PERMIT, CONCRETE PAD AND TWO ACCESSORY STRUCTURES WITH ELECTRICAL AND PLUMBING WITHOUT A PERMIT. 3. <b>TSWR CODE SEC. 045-030 (C)(1)</b> ALL VEHICLES AND EQUIPMENT PARKED OR STORED MUST BE REGISTERED TO A PERMANENT, FULL-TIME RESIDENT OF THE PREMISES.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 05/04/2022.  NOTICE OF HEARING ISSUED ON 05/18/2022 TO APPEAR ON 06/07/2022 FOR HEARING.  <b>FOUND IN VIOLATION;          GIVEN 30 DAYS TO COMPLY BY 08/01/2022 OR TO APPEAR ON 08/02/2022 FOR HEARING IF NOT IN COMPLIANCE. AFTER THAT A FINE IN THE AMOUNT OF \$150.00 A DAY PER VIOLATION WILL BE APPLIED. ADMINISTRATIVE COST \$150.00.</b>

#### 4. CITATIONS

4.1	CASE 2022A-	<b>OWNER(S):</b> <b>ADDRESS:</b> <b>FOLIO:</b>  <b>VIOLATION(S):</b>	<b>STATUS:</b>
4.2	CASE 2022A-	<b>OWNER(S):</b> <b>ADDRESS:</b> <b>FOLIO:</b>  <b>VIOLATION(S):.</b>	<b>STATUS:</b>



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

<b>7.1</b>	<b>CASE</b>	<b>OWNER(S):</b> <b>ADDRESS:</b> <b>FOLIO:</b> <b>VIOLATION(S):</b>	<b>STATUS:</b>
------------	-------------	--	----------------

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).