

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**  
**JULY 6<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-</b>	<b>OWNER(S):</b> <b>ADDRESS:</b> <b>FOLIO:</b> <b>VIOLATION(S):</b>	<b>STATUS:</b>
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**3. NEW CASES**

<b>3.1</b>	<b>CASE</b> <b>2021-756</b>	<b>OWNER(S):</b> INVESTMENT MANAGEMENT MARLA LLC <b>ADDRESS:</b> 6540 MELALEUCA RD <b>FOLIO:</b> 5140 02 01 0173 <b>VIOLATION(S):</b> 1. <b>TSWR CODE SEC. 005-080(A)</b> WORK WITHOUT A PERMIT 2. <b>TSWR CODE SEC. 045-100(C)</b> 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.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 12/29/2021 NOTICE OF HEARING ISSUED ON 06/07/2022 TO APPEAR ON 07/06/2022 FOR HEARING.  <b>COMPLIED PRIOR TO HEARING.</b>
<b>3.2</b>	<b>CASE</b> <b>2022-069</b>	<b>OWNER(S):</b> RUBLE-LUCENA, ERICA LUCENA, BRYAN <b>ADDRESS:</b> 13201 LURAY RD <b>FOLIO:</b> 5140 02 01 0160 <b>VIOLATION(S):</b> <b>TSWR CODE SEC.095-040(A)</b> 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.	<b>STATUS:</b> 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.  <b>COMPLIED PRIOR TO HEARING.</b>

3.3	CASE 2022-125	<p><b>OWNER(S):</b> ORTIZ, FABIO &amp; KATIUSKA ORTIZ, JOSEPH  <b>ADDRESS:</b> 5921 SW 195 TER  <b>FOLIO:</b> 5039 36 07 0190  <b>VIOLATION(S):</b> <b>1. TSWR CODE SEC. 005-080</b> WORK WITHOUT PERMITS, FILLING WITHOUT APPROVAL OR PERMITS. <b>IN COMPLIANCE</b>  <b>2. TSWR CODE 045-030(C)(4)(a)</b> STORAGE OF COMMERCIAL VEHICLES EXCEEDING (1)  <b>3. 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>4. TSWR SEC. 005-270</b> ILLEGAL USE OF RIGHT OF WAY, PLANTING TREES ON RIGHT OF WAY WITHOUT APPROVAL OR PERMITS. <b>IN COMPLIANCE</b></p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 04/06/2022.  NOTICE OF HEARING ISSUED ON 06/21/2022 TO APPEAR ON 07/06/2022 FOR HEARING.  <b>ADMITTED VIOLATION; GIVEN 60 DAYS TO COMPLY BY 09/12/2022 OR TO APPEAR ON 09/13/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY PER VIOLATION WILL BE APPLIED AFTER THAT.</b>  <b>NO ADMINISTRATIVE COST.</b></p>
3.4	CASE 2022-128	<p><b>OWNER(S):</b> RODRIGUEZ, JUANITA  <b>ADDRESS:</b> 17400 SW 63 MNR  <b>FOLIO:</b> 5140 06 01 0240  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 3-1 (5)</b> EACH CANINE SHALL HAVE AT LEAST ONE HUNDRED FIFTY SQUARE FEET OF SPACE TO MANEUVER.</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 04/08/2022.  NOTICE OF HEARING ISSUED ON 05/23/2022 TO APPEAR ON 07/06/2022 FOR HEARING.  <b>COMPLIED PRIOR TO HEARING.</b></p>
3.5	CASE 2022-144	<p><b>OWNER(S):</b> GUTIERREZ, LUIS A  <b>ADDRESS:</b> 5900 SW 172 AVE  <b>FOLIO:</b> 5040 32 03 0012  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080</b> WORK WITHOUT PERMITS, FILLING WITHOUT APPROVAL OR PERMITS. WORK BEYOND WHAT IS ALLOWED OF PERMIT ISSUED.</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 04/27/2022.  NOTICE OF HEARING ISSUED ON 05/26/2022 TO APPEAR ON 07/06/2022 FOR HEARING.  <b>COMPLIED PRIOR TO HEARING.</b></p>

3.6	CASE 2022-157	<p><b>OWNER(S):</b> GARCIA, MANUEL ENRIQUE RODRIGUEZ, REBECCA <b>ADDRESS:</b> 5500 SW 136 AVE <b>FOLIO:</b> 5040 35 01 0043 <b>VIOLATION(S):</b> <b>1-TSWR CODE SEC. 005-080</b> WORK WITHOUT PERMITS, FILLING WITHOUT APPROVAL OR PERMITS. <b>COMPLIED</b> <b>2-TSWR CODE SEC. 005-080(A)</b> WORK WITHOUT A PERMIT, ACCESSORY STRUCTURES ERECTED WITHOUT A PERMIT. <b>3- TSWR CODE SEC. 005-080(A)</b> WORK WITHOUT A PERMIT, FENCE AND GATE ERECTED WITHOUT A PERMIT. <b>COMPLIED</b></p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 05/03/2022.</p> <p>NOTICE OF HEARING ISSUED ON 06/06/2022 TO APPEAR ON 07/06/2022 FOR HEARING.</p> <p><b>ADMITTED VIOLATION; GIVEN 60 DAYS TO COMPLY BY 09/12/2022 OR TO APPEAR ON 09/13/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY PER VIOLATION WILL BE APPLIED AFTER THAT.</b></p> <p><b>NO ADMINISTRATIVE COST.</b></p>
3.7	CASE 2022-172	<p><b>OWNER(S):</b> MASSON, KIMBERLY KAY &amp; ROBERTO F <b>ADDRESS:</b> 18531 SW 58 ST <b>FOLIO:</b> 5039 36 04 0070 <b>VIOLATION(S):</b> <b>1. TSWR CODE 020-040 (A)(E)</b> PROPERTY TO BE KEPT FREE OF OPEN STORAGE OF JUNK. <b>COMPLIED</b> <b>2. TSWR CODE SEC. 045-030(C)(4)(a)</b> STORAGE OF COMMERCIAL VEHICLES EXCEEDING (1) - (C)(4)(b) STORAGE OF COMMERCIAL VEHICLES IS ONLY ALLOWED IF FOR NONBUSINESS AND NONSTORAGE PURPOSE. <b>COMPLIED</b> <b>3.TSWR CODE SEC. 045-060, 045-050</b> UTILIZING RESIDENTIAL PROPERTY FOR COMMERCIAL OPERATION. <b>COMPLIED</b> <b>4. TSWR CODE SEC.045-050.SEC.045-060</b> USE OF PROPERTY NOT PERMITTED; COMPOSTING OF VEGETATION NOT ORIGINATING FROM PROPERTY AND/OR STORING MATERIAL ON SITE. <b>COMPLIED</b> <b>5. TSWR CODE SEC. 005-080(A)</b> WORK WITHOUT PERMITS, LIGHTING/ELECTRICAL/AIR CONDITIONING UNIT INSTALLED WITHOUT PERMITS. <b>6. TSWR CODE SEC. 020-040 (E)(1)</b> BUILDINGS WITHIN THE PROPERTY MUST BE KEPT IN STATE OF GOOD REPAIR, FREE OF CHIPPING OR DISCOLORATION OF PAINT.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 05/06/2022.</p> <p>NOTICE OF HEARING ISSUED ON 06/21/2022 TO APPEAR ON 07/06/2022 FOR HEARING.</p> <p><b>ADMITTED VIOLATION; GIVEN 30 DAYS TO COMPLY BY 08/01/2022 OR TO APPEAR ON 08/02/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY PER VIOLATION WILL BE APPLIED AFTER THAT.</b></p> <p><b>NO ADMINISTRATIVE COST.</b></p>

3.8	CASE 2022-174	<p><b>OWNER(S):</b> RIVAS, VICTOR HUGO PADILLA PADILLA, LILLYSABEL <b>ADDRESS:</b> 14101 LURAY RD <b>FOLIO:</b> 5140 03 01 0190 <b>VIOLATION(S):</b> <b>1. TSWR CODE SEC. 020-040 (A)(F)</b> THE OPEN STORAGE OR DISCARDING OF JUNK WITHIN PROPERTY AND RIGHT OF WAY. OWNER RESPONSIBLE FOR KEEPING PREMISES JUNK FREE. <b>2. TSWR CODE SEC. 005-080(A)</b> WORK WITHOUT A PERMIT.</p>	<p><b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 05/06/2022.</p> <p>NOTICE OF HEARING ISSUED ON 05/24/2022 TO APPEAR ON 07/06/2022 FOR HEARING.</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>
3.9	CASE 2022-187	<p><b>OWNER(S):</b> EDERLYI, SCOTT EDERLYI, MELISSA <b>ADDRESS:</b> 18521 SW 58 ST <b>FOLIO:</b> 5039 36 04 0060 <b>VIOLATION(S):</b> <b>1-TSWR CODE SEC.005-080 (A)</b>WORK WITHOUT A PERMIT. WORK WITHOUT A PERMIT FOR *INSTALLED POOL HEATER *CHICKEN COOP STRUCTURE *FILL <b>IN COMPLIANCE</b> <b>2-SEC.095-030 (C)</b> PROHIBITED OUTDOOR LIGHTING. PROHIBITED OUTDOOR LIGHTING GLARE ONTO STREET OR ADJACENT PROPERTY <b>IN COMPLIANCE</b> <b>3-SEC.045-100 (A)</b> 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</p>	<p><b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 05/12/2022.</p> <p>NOTICE OF HEARING ISSUED ON 05/25/2022 TO APPEAR ON 07/06/2022 FOR HEARING.</p> <p><b>ADMITTED VIOLATION; GIVEN 60 DAYS FOR VIOLATION #1 TO COMPLY BY 09/12/2022 OR TO APPEAR ON 09/13/2022 FOR HEARING IF NOT IN COMPLIANCE. GIVEN 120 DAYS FOR VIOLATION #3 TO COMPLY BY 11/30/2022 OR APPEAR FOR HEARING ON 12/01/2022. A FINE IN THE AMOUNT OF \$150.00 A DAY PER VIOLATION WILL BE APPLIED AFTER THAT.</b></p> <p><b>NO ADMINISTRATIVE COST.</b></p>

3.10	CASE 2022-188	<b>OWNER(S):</b> PETRILLO, DAMON MICHAEL SMITH, KERRI RENE <b>ADDRESS:</b> 17531 SW 68 CT <b>FOLIO:</b> 5140 06 04 0111 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 045-030 (F)(4)</b> YARDS WHERE LIVESTOCK OR OTHER ANIMALS ARE ALLOWED ACCESS SHALL BE FENCED TO PREVENT THE ANIMALS FROM ACCESSING STREETS AND ADJACENT PROPERTIES.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 05/11/2022.  NOTICE OF HEARING ISSUED ON 06/02/2022 TO APPEAR ON 07/06/2022 FOR HEARING.  <b>ADMITTED VIOLATION;</b>  <b>NO ADMINISTRATIVE COST.</b>  <b>FINDING OF FACT.</b>
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**4. CITATIONS**

4.1	CASE 2022C-196	<b>OWNER(S):</b> JACKSON, EDWARD JACKSON, KIMBERLY <b>ADDRESS:</b> 17933 SW 55 ST <b>FOLIO:</b> 5040 31 01 0332  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 16-19</b> BULK OUT ON NON-PERMITTED DATE.	<b>STATUS:</b>  1 <sup>ST</sup> WARNING NOTICE OF VIOLATION ISSUED ON 05/19/2022.  2 <sup>ND</sup> WARNING NOTICE OF VIOLATION ISSUED ON 05/26/2022.  CIVIL NOTICE OF VIOLATION ISSUED ON 06/13/2022.  <b>FOUND IN VIOLATION;</b>  <b>A FINE IN THE AMOUNT OF \$500.00 IS IMPOSED.</b>  <b>\$150.00 ADMINISTRATIVE COST.</b>
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**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>
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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).