

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
OCTOBER 4TH, 2022
9:00 A.M.

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

2.1	CASE 2022-169	OWNER(S): LM PROPERTY HOLDINGS LLC ADDRESS: 5400 SW 188 AVE FOLIO: 5039 36 05 0320 VIOLATION(S): 1. TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, FILLING OR GRADING WITHOUT APPROVAL OR PERMITS. 2. TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMIT, CONCRETE PAD AND TWO ACCESORY STRUCTURES WITH ELECTRICAL AND PLUMBING WITHOUT A PERMIT. 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.	STATUS: NOTICE OF VIOLATION ISSUED ON 05/04/2022. NOTICE OF HEARING ISSUED ON 05/18/2022 TO APPEAR ON 06/07/2022 FOR HEARING. 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. AMENDED FINAL ORDER TO COMPLY BY 10/12/2022 OR TO APPEAR ON 10/13/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY PER VIOLATION WILL BE APPLIED THEREAFTER. NOTICE OF HEARING ISSUED ON 09/14/2022 TO APPEAR ON 10/04/2022 FOR HEARING.
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<p>2.2</p>	<p>CASE 2022-171</p>	<p>OWNER(S): TOP LINE STRATEGY PROPERTIES LLC ADDRESS: 4650 SW 163 AVE FOLIO: 5040 29 01 0550 VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, FILLING WITHOUT APPROVAL OR PERMITS.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 05/06/2022.</p> <p>NOTICE OF HEARING ISSUED ON 06/28/2022 TO APPEAR ON 08/02/2022 FOR HEARING.</p> <p>ADMITTED VIOLATION; GIVEN 60 DAYS TO COMPLY BY 10/03/2022 OR TO APPEAR ON 10/04/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY PER VIOLATION WILL BE APPLIED THEREAFTER.</p>
<p>2.3</p>	<p>CASE 2022-241</p>	<p>OWNER(S): ATLAS INVESTMENTS LLC ADDRESS: 4680 VOLUNTEER RD FOLIO: 5040 27 01 0242 VIOLATION(S): TSWR.SEC.005-270, SEC.005-080(A) (1) UNAUTHORIZED USE OF RIGHT-OF-WAY/ SWALE WITHOUT APPROVAL/PERMITS. (2) WORK DONE WITHOUT APPROVED PERMITS.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 06/20/2022.</p> <p>NOTICE OF HEARING ISSUED ON 07/13/2022 TO APPEAR ON 08/02/2022 FOR HEARING.</p> <p>ADMITTED VIOLATION; GIVEN 60 DAYS TO COMPLY BY 10/03/2022 OR TO APPEAR ON 10/04/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY PER VIOLATION WILL BE APPLIED THEREAFTER</p>

2.4	CASE 2022-263	OWNER(S): DYKES FAM REV LIV TR CAROL DYKES ADDRESS: 5755 SW 160 AVE FOLIO: 5040 32 04 0015 VIOLATION(S): TSWR CODE SEC. 020-040(D) THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION.	STATUS: NOTICE OF VIOLATION ISSUED ON 07/12/2022. NOTICE OF HEARING ISSUED ON 07/25/2022 TO APPEAR ON 09/13/2022 FOR HEARING. FOUND IN VIOLATION; GIVEN 10 DAYS TO COMPLY BY 09/23/2022 OR TO APPEAR FOR HEARING ON 10/04/2022 IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT.
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3. NEW CASES

3.1	CASE 2022-233	OWNER(S): CREEL, PATRICIA C H/E GONZALEZ, GEORGE ADDRESS: 12921 SW 52 ST FOLIO: 5040 26 00 0202 VIOLATION(S): TSWR SEC.045-030 (F)(3)(a) - GENERAL PROVISIONS - ANIMALS ONE (1) LIVESTOCK IS ALLOWED FOR EACH TEN THOUSAND (10,000) SQUARE FEET OF PLOT AREA.	STATUS: NOTICE OF VIOLATION ISSUED ON 06/16/2022. NOTICE OF HEARING ISSUED ON 08/20/2022 TO APPEAR ON 10/04/2022 FOR HEARING.
3.2	CASE 2022-269	OWNER(S): CARDINEZ, MARINA CARDINEZ, MICHAEL ADDRESS: 5320 SW 210 TER FOLIO: 5039 34 01 0300 VIOLATION(S): TSWR CODE SEC. 020-040(D) THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION.	STATUS: NOTICE OF VIOLATION ISSUED ON 07/15/2022. NOTICE OF HEARING ISSUED ON 08/17/2022 TO APPEAR ON 10/04/2022 FOR HEARING.

3.3	CASE 2022-313	OWNER(S): OTERO, LEONARDO ADDRESS: 5021 SW 188 AVE FOLIO: 5039 36 02 0220 VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, FILLING WITHOUT APPROVAL OR PERMITS.	STATUS: NOTICE OF VIOLATION ISSUED ON 08/16/2022. NOTICE OF HEARING ISSUED ON 09/14/2022 TO APPEAR ON 10/04/2022 FOR HEARING.
3.4	CASE 2022-320	OWNER(S): STIRLING ROAD LAND TRUST LLC ADDRESS: 13495 STIRLING RD FOLIO: 5040 35 01 0091 VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, FILLING WITHOUT APPROVAL OR PERMITS.	STATUS: NOTICE OF VIOLATION ISSUED ON 08/18/2022. NOTICE OF HEARING ISSUED ON 09/14/2022 TO APPEAR ON 10/04/2022 FOR HEARING.
3.5	CASE 2022-321	OWNER(S): SAAVEDRA, LIBARDO ADDRESS: 15900 SW 54 PL FOLIO: 5040 33 01 0061 VIOLATION(S): TSWR CODE SEC. 045-050 & 045-060 ACCESSORY USE OF PROPERTY NOT ALLOWED. TO WIT; STORAGE OF GAS TANKS FOR REFUELING VEHICLES ON SITE.	STATUS: NOTICE OF VIOLATION ISSUED ON 08/18/2022. NOTICE OF HEARING ISSUED ON 09/07/2022 TO APPEAR ON 10/04/2022 FOR HEARING. COMPLIED PRIOR TO HEARING.
3.6	CASE 2022-327	OWNER(S): SCHNEIDER, MITCHELL J REY, CRISTINA ADDRESS: 5001 SW 164 TER FOLIO: 5040 32 05 0920 VIOLATION(S): 1. TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, FILLING WITHOUT APPROVAL OR PERMITS. 2. TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMIT, SHEDS/CHICKEN COOP WITHOUT A PERMIT. 3. 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 IF NOT HOUSING ANIMALS. FIFTY (50) FEET FROM ANY SURROUNDING PROPERTY IF HOUSING ANIMALS. 4. TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMIT, DRYWALL WORK VALUED OVER \$1.5K WITHOUT A PERMIT. 5. TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMIT, ELECTRICAL WORK WITHOUT A PERMIT. 6. TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMIT, CARPORT WITHOUT A PERMIT.	STATUS: NOTICE OF VIOLATION ISSUED ON 08/25/2022. NOTICE OF HEARING ISSUED ON 09/16/2022 TO APPEAR ON 10/04/2022 FOR HEARING.

3.7	CASE 2022-329	OWNER(S): PINCHEIRA, JULIO FELIPE PINCHEIRA, KATHERINE ADDRESS: 4850 SW 128 AVE FOLIO: 5040 26 00 0243 VIOLATION(S): 1) TSWR CODE SEC. 005-080 (A) WORK WITHOUT PERMIT, GRADING ON PROPERTY WITHOUT APPROVAL OR PERMIT 2) TSWR CODE SEC. 005-080 (A) WORK WITHOUT PERMIT, HOME REMODEL ON PROPERTY WITHOUT APPROVAL OR PERMIT 3) TSWR CODE SEC. 005-080 (A) WORK WITHOUT PERMIT, TREE REMOVED FROM PROPERTY WITHOUT APPROVAL OR PERMIT	STATUS: NOTICE OF VIOLATION ISSUED ON 08/26/2022. NOTICE OF HEARING ISSUED ON 09/16/2022 TO APPEAR ON 10/04/2022 FOR HEARING.
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4. CITATIONS

4.1	CASE 2022A-118	OWNER(S): GAULT, ABEL ADDRESS: 5551 THOROUGHbred LN FOLIO: 5040 34 03 0120 VIOLATION(S): TSWR CODE SEC. 7-3(A) FALSE ALARM IN EXCESS OF (2) THIRD FALSE ALARM. FIRST FALSE ALARM ON 02/17/2022, SECOND FALSE ALARM ON 03/05/2022, THIRD FALSE ALARM ON 03/18/2022, AND FOURTH FALSE ALARM ON 08/10/2022.	STATUS: NOTICE OF VIOLATION ISSUED ON 09/15/2022. CIVIL NOTICE OF VIOLATION ISSUED ON 09/15/2022. NOTICE OF HEARING ISSUED ON 09/15/2022 TO APPEAR ON 10/04/2022 FOR HEARING. 1 ST FALSE ALARM ON 02/17/2022 2 ND FALSE ALARM ON 03/05/2022 3 RD FALSE ALARM ON 03/18/2022. 4 TH FALSE ALARM ON 08/10/2022.
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4.2	CASE 2022A-119	OWNER(S): SWR REALTY LLC ADDRESS: 6650 DYKES ROAD FOLIO: 5140 04 13 0012 VIOLATION(S): TSWR CODE SEC. 7-3(A) FALSE ALARM IN EXCESS OF (2) THIRD FALSE ALARM. FIRST FALSE ALARM ON 02/10/2022, SECOND FALSE ALARM ON 03/12/2022, THIRD FALSE ALARM ON 08/11/2022, AND FOURTH FALSE ALARM ON 08/31/2022.	STATUS: NOTICE OF VIOLATION ISSUED ON 04/01/2022. CIVIL NOTICE OF VIOLATION ISSUED ON 09/15/2022. NOTICE OF HEARING ISSUED ON 09/15/2022 TO APPEAR ON 10/04/2022 FOR HEARING. CIVIL NOTICE OF VIOLATION ISSUED ON 09/15/2022. NOTICE OF HEARING ISSUED ON 09/15/2022 TO APPEAR ON 10/04/2022 FOR HEARING. 1 ST FALSE ALARM ON 02/10/2022 2 ND FALSE ALARM ON 03/12/2022 3 RD FALSE ALARM ON 08/11/2022. 4 TH FALSE ALARM ON 08/31/2022.
4.3	CASE 2022A-348	OWNER(S): MISIR, REWTIE & KAMALDAI ADDRESS: 5575 SW 198 TER FOLIO: 5039 35 08 0250 VIOLATION(S): TSWR CODE SEC. 7-3(A) FALSE ALARM IN EXCESS OF (2) THIRD FALSE ALARM. FIRST FALSE ALARM ON 7/15/2022, SECOND FALSE ALARM ON 08/30/2022 AT 16:24 PM AND THIRD FALSE ALARM ON 08/30/2022 AT 16:48 PM.	STATUS: NOTICE OF VIOLATION ISSUED ON 09/15/2022. CIVIL NOTICE OF VIOLATION ISSUED ON 09/15/2022. NOTICE OF HEARING ISSUED ON 09/15/2022 TO APPEAR ON 10/04/2022 FOR HEARING. 1 ST FALSE ALARM ON 07/15/2022 2 ND FALSE ALARM ON 08/30/2022 3 RD FALSE ALARM ON 08/30/2022.

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

7.1	CASE 2022-248	OWNER(S): MARCOS A DELGADO CORP % LUIS VIGOA ADDRESS: 18901 SW 57 CT FOLIO: 5039 36 10 0470 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 06/24/2022. NOTICE OF HEARING ISSUED ON 07/15/2022 TO APPEAR ON 08/02/2022 FOR HEARING. FOUND IN VIOLATION. A FINE IN THE AMOUNT OF \$250.00 PER INCIDENT. FOUND IN VIOLATION FOR TWO INCIDENTS FOR A TOTAL FINE OF \$500.00. NOTICE OF HEARING ISSUED ON 09/07/2022 TO APPEAR ON 10/04/2022 FOR 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).