

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**  
**OCTOBER 4<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>2022-169</b>	<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) WORK</b> WITHOUT A PERMIT, CONCRETE PAD AND TWO ACCESORY 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>COMPLIED</b>	<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.  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.  <b>AMENDED FINAL ORDER; GIVEN 30 DAYS TO COMPLY BY 10/31/2022 OR TO APPEAR FOR HEARING ON 11/01/2022 IF NOT IN COMPLIANCE.</b>
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2.2	CASE 2022-171	<b>OWNER(S):</b> TOP LINE STRATEGY PROPERTIES LLC <b>ADDRESS:</b> 4650 SW 163 AVE <b>FOLIO:</b> 5040 29 01 0550 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080</b> WORK WITHOUT PERMITS, FILLING WITHOUT APPROVAL OR PERMITS.	<b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 05/06/2022.  NOTICE OF HEARING ISSUED ON 06/28/2022 TO APPEAR ON 08/02/2022 FOR HEARING.  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.  <b>COMPLIED PRIOR TO HEARING.</b>
2.3	CASE 2022-241	<b>OWNER(S):</b> ATLAS INVESTMENTS LLC <b>ADDRESS:</b> 4680 VOLUNTEER RD <b>FOLIO:</b> 5040 27 01 0242 <b>VIOLATION(S):</b> <b>TSWR.SEC.005-270, SEC.005-080(A)</b> (1) UNAUTHORIZED USE OF RIGHT-OF-WAY/ SWALE WITHOUT APPROVAL/PERMITS. (2) WORK DONE WITHOUT APPROVED PERMITS.	<b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 06/20/2022.  NOTICE OF HEARING ISSUED ON 07/13/2022 TO APPEAR ON 08/02/2022 FOR HEARING.  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  <b>AMENDED FINAL ORDER;          GIVEN 30 DAYS TO COMPLY BY 10/31/2022 OR TO APPEAR FOR HEARING ON 11/01/2022 IF NOT IN COMPLIANCE.</b>

2.4	CASE 2022-263	<b>OWNER(S):</b> DYKES FAM REV LIV TR CAROL DYKES <b>ADDRESS:</b> 5755 SW 160 AVE <b>FOLIO:</b> 5040 32 04 0015 <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 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.  <b>COMPLIED PRIOR TO          HEARING.</b>
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**3. NEW CASES**

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

3.3	CASE 2022-313	OWNER(S): OTERO, LEONARDO ADDRESS: 5021 SW 188 AVE FOLIO: 5039 36 02 0220 VIOLATION(S): <b>TSWR CODE SEC. 005-080</b> 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.  <b>ADMITTED VIOLATION; GIVEN 30 DAYS TO COMPLY BY 10/31/2022 OR TO APPEAR FOR HEARING ON 11/01/2022 IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT. WAIVED ADMINISTRATIVE COST.</b>
3.4	CASE 2022-320	OWNER(S): STIRLING ROAD LAND TRUST LLC ADDRESS: 13495 STIRLING RD FOLIO: 5040 35 01 0091 VIOLATION(S): <b>TSWR CODE SEC. 005-080</b> 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.  <b>ADMITTED VIOLATION; GIVEN 30 DAYS TO COMPLY BY 10/31/2022 OR TO APPEAR FOR HEARING ON 11/01/2022 IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT. WAIVED ADMINISTRATIVE COST.</b>
3.5	CASE 2022-321	OWNER(S): SAAVEDRA, LIBARDO ADDRESS: 15900 SW 54 PL FOLIO: 5040 33 01 0061 VIOLATION(S): <b>TSWR CODE SEC. 045-050 &amp; 045-060</b> 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.  <b>COMPLIED PRIOR TO HEARING.</b>

3.6	CASE 2022-327	<p><b>OWNER(S):</b> SCHNEIDER, MITCHELL J REY, CRISTINA  <b>ADDRESS:</b> 5001 SW 164 TER  <b>FOLIO:</b> 5040 32 05 0920  <b>VIOLATION(S):</b> <b>1. TSWR CODE SEC. 005-080</b> WORK WITHOUT PERMITS, FILLING WITHOUT APPROVAL OR PERMITS.  <b>2. TSWR CODE SEC. 005-080(A)</b> WORK WITHOUT A PERMIT, SHEDS/CHICKEN COOP WITHOUT A PERMIT. <b>UNFOUNDED AG</b>  <b>3. 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 IF NOT HOUSING ANIMALS. FIFTY (50) FEET FROM ANY SURROUNDING PROPERTY IF HOUSING ANIMALS. <b>UNFOUNDED AG</b>  <b>4. TSWR CODE SEC. 005-080(A)</b> WORK WITHOUT A PERMIT, DRYWALL WORK VALUED OVER \$1.5K WITHOUT A PERMIT. <b>UNFOUNDED</b>  <b>5. TSWR CODE SEC. 005-080(A)</b> WORK WITHOUT A PERMIT, ELECTRICAL WORK WITHOUT A PERMIT. <b>UNFOUNDED</b>  <b>6. TSWR CODE SEC. 005-080(A)</b> WORK WITHOUT A PERMIT, CARPORT WITHOUT A PERMIT. <b>COMPLIED</b></p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 08/25/2022.</p> <p>NOTICE OF HEARING ISSUED ON 09/16/2022 TO APPEAR ON 10/04/2022 FOR HEARING.</p> <p><b>ADMITTED VIOLATION; GIVEN 30 DAYS TO COMPLY BY 10/31/2022 OR TO APPEAR FOR HEARING ON 11/01/2022 IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT. WAIVED ADMINISTRATIVE COST.</b></p>
3.7	CASE 2022-329	<p><b>OWNER(S):</b> PINCHEIRA, JULIO FELIPE PINCHEIRA, KATHERINE  <b>ADDRESS:</b> 4850 SW 128 AVE  <b>FOLIO:</b> 5040 26 00 0243  <b>VIOLATION(S):</b> <b>1) TSWR CODE SEC. 005-080 (A)</b> WORK WITHOUT PERMIT, GRADING ON PROPERTY WITHOUT APPROVAL OR PERMIT  <b>2) TSWR CODE SEC. 005-080 (A)</b> WORK WITHOUT PERMIT, HOME REMODEL ON PROPERTY WITHOUT APPROVAL OR PERMIT  <b>3) TSWR CODE SEC. 005-080 (A)</b> WORK WITHOUT PERMIT, TREE REMOVED FROM PROPERTY WITHOUT APPROVAL OR PERMIT</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 08/26/2022.</p> <p>NOTICE OF HEARING ISSUED ON 09/16/2022 TO APPEAR ON 10/04/2022 FOR HEARING.</p> <p><b>FOUND IN VIOLATION; GIVEN 30 DAYS TO COMPLY BY 10/31/2022 OR TO APPEAR FOR HEARING ON 11/01/2022 IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT. \$150.00 ADMINISTRATIVE COST.</b></p>

**4. CITATIONS**

<p><b>4.1</b></p>	<p><b>CASE 2022A-118</b></p>	<p><b>OWNER(S):</b> GAULT, ABEL  <b>ADDRESS:</b> 5551 THOROUGHbred LN  <b>FOLIO:</b> 5040 34 03 0120  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 7-3(A)</b>          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.</p>	<p><b>STATUS:</b>           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<sup>ST</sup> FALSE ALARM ON 02/17/2022          2<sup>ND</sup> FALSE ALARM ON 03/05/2022          3<sup>RD</sup> FALSE ALARM ON 03/18/2022.          4<sup>TH</sup> FALSE ALARM ON 08/10/2022.  <b>PAID PRIOR TO HEARING.</b></p>
<p><b>4.2</b></p>	<p><b>CASE 2022A-119</b></p>	<p><b>OWNER(S):</b> SWR REALTY LLC  <b>ADDRESS:</b> 6650 DYKES ROAD  <b>FOLIO:</b> 5140 04 13 0012  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 7-3(A)</b>          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.</p>	<p><b>STATUS:</b>           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<sup>ST</sup> FALSE ALARM ON 02/10/2022          2<sup>ND</sup> FALSE ALARM ON 03/12/2022          3<sup>RD</sup> FALSE ALARM ON 08/11/2022.          4<sup>TH</sup> FALSE ALARM ON 08/31/2022.  <b>PAID PRIOR TO HEARING.</b></p>

4.3	<b>CASE</b> <b>2022A-348</b>	<b>OWNER(S):</b> MISIR, REWTIE & KAMALDAI <b>ADDRESS:</b> 5575 SW 198 TER <b>FOLIO:</b> 5039 35 08 0250 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 7-3(A)</b> 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.	<b>STATUS:</b>  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 <sup>ST</sup> FALSE ALARM ON 07/15/2022 2 <sup>ND</sup> FALSE ALARM ON 08/30/2022 3 <sup>RD</sup> FALSE ALARM ON 08/30/2022.  <b>A FINE IN THE AMOUNT OF \$50.00 FOR 3<sup>RD</sup> ALARM VIOLATION IS IMPOSED. \$150.00 ADMINISTRATIVE COST.</b>
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- 5. RE-HEARINGS:
- 6. FORECLOSURE REQUESTS
- 7. REPEAT VIOLATION

7.1	<b>CASE</b> <b>2022-248</b>	<b>OWNER(S):</b> MARCOS A DELGADO CORP % LUIS VIGOA <b>ADDRESS:</b> 18901 SW 57 CT <b>FOLIO:</b> 5039 36 10 0470 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 045-030</b> <b>(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 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.  <b>A FINE IN THE AMOUNT OF \$250.00 IS IMPOSED PER FINAL ORDER. ADMINISTRATIVE COST \$150.00.</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).