

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**  
**JANUARY 3<sup>RD</sup>, 2023**  
**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>2022-297</b>	<b>OWNER(S):</b> COAKLEY, CALIA H COAKLEY, D'LAN <b>ADDRESS:</b> 4921 SW 195 TERR <b>FOLIO:</b> 5039 36 13 0020 <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 08/10/2022. NOTICE OF HEARING ISSUED ON 10/10/2022 TO APPEAR ON 11/01/2022 FOR HEARING.  ADMITTED VIOLATION; GIVEN UNTIL 11/30/2022 TO COMPLY OR TO APPEAR ON 12/01/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT.  AMENDED FINAL ORDER; GIVEN UNTIL 01/02/2023 TO COMPLY OR TO APPEAR ON 01/03/2023 FOR HEARING IF NOT IN COMPLIANCE.  <b>COMPLIED PRIOR TO          HEARING.</b>
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<p>2.2</p>	<p><b>CASE 2022-310</b></p>	<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>TSWR CODE SEC. 020-030 (A)</b>          FAILURE TO CONTAIN NECESSARY QUANTITY OF STORMWATER, AND RUNOFF OF STORMWATER ONTO ADJACENT PROPERTIES AND RIGHT-OF-WAY CONTRIBUTING TO FLOODING CONDITIONS WHICH INTERFERES WITH THE ENJOYMENT OF PROPERTY.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 08/12/2022.</p> <p>NOTICE OF HEARING ISSUED ON 08/24/2022 TO APPEAR ON 09/13/2022 FOR HEARING.</p> <p>GIVEN 60 DAYS TO COMPLY BY 11/13/2022 OR APPEAR FOR HEARING ON 12/06/2022 IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT FO \$150.00 A DAY WILL BE IMPOSED AFTER THAT.</p> <p>COMPLIED 19 DAYS AFTER 11/13/2022.          TOTAL \$2850.00.          REDUCTION HEARING ON 01/03/2023.</p>
<p>2.3</p>	<p><b>CASE 2022-317</b></p>	<p><b>OWNER(S):</b> DIAZ, ANGEL A H/E DIAZ, JACLYN JENNIFER  <b>ADDRESS:</b> 15901 SW 53 CT  <b>FOLIO:</b> 5040 33 01 0087  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080 (A)</b>          WORK WITHOUT PERMIT, WORKING ON PROPERTY WITHOUT APPROVAL OR PERMIT.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 08/18/2022.          NOTICE OF HEARING ISSUED ON 10/05/2022 TO APPEAR ON 11/01/2022 FOR HEARING.</p> <p>ADMITTED VIOLATION;          GIVEN UNTIL 11/30/2022 TO COMPLY OR TO APPEAR ON 12/01/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE IMPOSED AFTER THAT.</p> <p>ORDER OF CONTINUANCE;          COMPLY BY 01/02/2023 OR APPEAR ON 01/03/2023 FOR HEARING IF NOT IN COMPLIANCE.</p>

2.4	<b>CASE</b> <b>2022-330</b>	<b>OWNER(S):</b> VJ PROPERTY VENTURE LLC <b>ADDRESS:</b> 6453 SW 185 WAY <b>FOLIO:</b> 5139 01 01 0310 <b>VIOLATION(S):</b> <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 08/27/2022.  NOTICE OF HEARING ISSUED ON 10/07/2022 TO APPEAR ON 12/06/2022 FOR HEARING.  ADMITTED VIOLATION; GIVEN UNTIL 01/02/2023 TO REMOVE ALL VEHICLES FROM PROPERTY OR TO APPEAR ON 01/03/2023 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE IMPOSED AFTER THAT.
2.5	<b>CASE</b> <b>2022-336</b>	<b>OWNER(S):</b> SFA INVESTMENT HOLDINGS LLC <b>ADDRESS:</b> SW 210 TERR <b>FOLIO:</b> 5039 34 01 0160 <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 09/07/2022.  NOTICE OF HEARING ISSUED ON 10/06/2022 TO APPEAR ON 11/01/2022 FOR HEARING.  ADMITTED VIOLATION; GIVEN UNTIL 01/02/2023 TO COMPLY OR TO APPEAR ON 01/03/2023 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE IMPOSED AFTER THAT.

2.6	<b>CASE</b> <b>2022-363</b>	<b>OWNER(S):</b> STIRLING ROAD LAND TRUST LLC <b>ADDRESS:</b> 13495 STIRLING RD <b>FOLIO:</b> 5040 35 01 0091 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080(A)</b> WORK WITHOUT A PERMIT, WALL POSTS WITHOUT A PERMIT.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 09/21/2022.  NOTICE OF HEARING ISSUED ON 10/05/2022 TO APPEAR ON 11/01/2022 FOR HEARING.  ADMITTED VIOLATION; GIVEN UNTIL 11/30/2022 TO COMPLY OR TO APPEAR ON 12/01/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE IMPOSED AFTER THAT.  AMENDED FINAL ORDER; COMPLY BY 01/02/2023 OR TO APPEAR ON 01/03/2023 FOR HEARING IF NOT IN COMPLIANCE.
2.7	<b>CASE</b> <b>2022-399</b>	<b>OWNER(S):</b> MIDTOWN WEST PROPERTIES INC <b>ADDRESS:</b> 13711 SW 52 PL <b>FOLIO:</b> 5040 34 01 0052 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080</b> WORK WITHOUT A PERMITS, FILLING WITHOUT APPROVAL OR PERMITS.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 10/13/2022.  NOTICE OF HEARING ISSUED ON 11/04/2022 TO APPEAR ON 12/06/2022 FOR HEARING.  ADMITTED VIOLATION; GIVEN UNTIL 01/02/2023 TO COMPLY OR TO APPEAR ON 01/03/2023 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE IMPOSED AFTER THAT.  <b>COMPLIED PRIOR TO  HEARING.</b>

3. NEW CASES

<p>3.1</p>	<p><b>CASE 2022-365</b></p>	<p><b>OWNER(S):</b> COLES, NATASHA VANESSA COLES, STEPHAN R FRANCOIS <b>ADDRESS:</b> 18090 SW 52 CT <b>FOLIO:</b> 5040 31 01 0222 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080</b> WORK WITHOUT PERMITS, FILLING OR GRADING WITHOUT APPROVAL OR PERMITS.</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 09/21/2022.  NOTICE OF HEARING ISSUED ON 12/15/2022 TO APPEAR ON 01/03/2023 FOR HEARING</p>
<p>3.2</p>	<p><b>CASE 2022-375</b></p>	<p><b>OWNER(S):</b> MALMQUIST, JAMES M ROSARIO, JASON <b>ADDRESS:</b> 20321 SW 48 ST <b>FOLIO:</b> 5039 35 03 0490 <b>VIOLATION(S):</b> <b>1. TSWR CODE SEC. 020-040(D)</b> THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION.  <b>2. TSWR CODE 045-030 (C)</b> VEHICLES MAY BE PARKED OR STORED ONLY AS AN ACCESSORY USE TO A PERMANENT DWELLING.  <b>3. TSWR CODE SEC. 045-030(C)(5)(B)</b> RECREATIONAL VEHICLES SHALL NOT BE USED FOR LIVING PURPOSES AND MAY NOT MAINTAIN WATER OR SEWAGE CONNECTION  <b>4. TSWR CODE SEC.045-030(D)(4)</b> SHIPPING CONTAINER MAY ONLY BE KEPT AS AN ACCESSORY STORAGE STRUCTURE TO A PERMANENT DWELLING  <b>5. TSWR CODE SEC. 005-080</b> WORK WITHOUT PERMITS, PUMPING WATER WITHOUT APPROVAL OR PERMITS.</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 10/03/2022.  NOTICE OF HEARING ISSUED ON 11/21/2022 TO APPEAR ON 01/03/2023 FOR HEARING.</p>
<p>3.3</p>	<p><b>CASE 2022-393</b></p>	<p><b>OWNER(S):</b> BOULET, BEN &amp; KAREN <b>ADDRESS:</b> 17105 RESERVE CT <b>FOLIO:</b> 5040 32 18 0040 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080</b> WORK WITHOUT PERMITS, FILLING WITHOUT APPROVAL OR PERMITS.</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 10/12/2022.  NOTICE OF HEARING ISSUED ON 12/01/2022 TO APPEAR ON 01/03/2023 FOR HEARING.</p>

3.4	CASE 2022-423	<b>OWNER(S):</b> MORRIS, JAMES B LE JAMES <b>BYRON MORRIS REV LIV TR</b> <b>ADDRESS:</b> 18100 SW 55 ST <b>FOLIO:</b> 5040 31 01 0460 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080</b> WORK WITHOUT PERMITS, FILLING OR GRADING WITHOUT APPROVAL OR PERMITS.	<b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 10/31/2022.  NOTICE OF HEARING ISSUED ON 12/15/2022 TO APPEAR ON 01/03/2023 FOR HEARING.  <b>COMPLIED PRIOR TO          HEARING.</b>
3.5	CASE 2022-439	<b>OWNER(S):</b> ATLAS INVESTMENTS LLC <b>ADDRESS:</b> 4680 SW 148 AVE <b>FOLIO:</b> 5040 27 01 0242 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 035-080 (D), 045-050, &amp; 045-060</b> ASSEMBLY SHALL BE DEEMED AN ACCESSORY USE OF AN OCCUPIED SINGLE-FAMILY DETACHED RESIDENCE.	<b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 11/15/2022.  NOTICE OF HEARING ISSUED ON 12/20/2022 TO APPEAR ON 01/03/2023 FOR HEARING.
3.6	CASE 2022-449	<b>OWNER(S):</b> RIVERA, MARLEN <b>ADDRESS:</b> 6591 SW 178 AVE <b>FOLIO:</b> 5140 06 02 0031 <b>VIOLATION(S):</b> <b>TSWR SEC. CODE 9-3</b> RESIDENTIAL PROPERTY IN VIOLATION OF NOISE DISTURBANCE ORDINANCE.	<b>STATUS:</b>  NOTICE OF HEARING ISSUED ON 12/01/2022 TO APPEAR ON 01/03/2023 FOR HEARING.
3.7	CASE 2022-468	<b>OWNER(S):</b> ASSAF, MORAD ALVAREZ, MELISA <b>ADDRESS:</b> 5655 SW 192 TERR <b>FOLIO:</b> 5039 36 11 0040 <b>VIOLATION (S):</b> <b>1)TSWR CODE SEC. 9-3, 9-4</b> NOISE DISTURBANCE PROHIBITED: NO PERSON SHALL MAKE, CONTINUE, ANY NOISE DISTURBANCE. NO PERSON SHALL OPERATE ANY SOUND IN SUCH MANNER AS TO CREATE A NOISE DISTURBANCE THAT IS AUDIBLE IN A RECEIVING LAND. RESIDENTIAL PROPERTY IN VIOLATION OF NOISE ORDINANCE.  <b>2)TSWR CODE SEC. 14-30</b> POSSESSION AND/OR DISCHARGING OF RECREATIONAL FIREARMS, INCLUDING BUT NOT LIMITED TO, PAINTBALL GUNS, WATER PISTOLS, AND SLINGSHOTS, WEAPONS, FIREWORKS, OR OTHER EXPLOSIVES, ARE PROHIBITED. PROPERTY IN VIOLATION FOR SHOOTING FIREWORKS.	<b>STATUS:</b>  NOTICE OF HEARING ISSUED ON 12/20/2022 TO APPEAR ON 01/03/2023 FOR HEARING.

3.8	<b>CASE</b> <b>2022-469</b>	<b>OWNER(S):</b> GREEN, LI-HSING <b>ADDRESS:</b> 17330 SW 65 CT <b>FOLIO:</b> 5140 06 01 0243 <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. (RESULTING IN HARM TO OTHERS.)	<b>STATUS:</b> NOTICE OF HEARING ISSUED ON 12/20/2022 TO APPEAR ON 01/03/2023 FOR HEARING.
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**4. CITATIONS**

4.1	<b>CASE</b> <b>2022A-062</b>	<b>OWNER(S):</b> NEW TESTAMENT BAPTIST CHURCH INC OF MIAMI ATT: GERALD PIRRI <b>ADDRESS:</b> 13900 GRIFFIN RD <b>FOLIO:</b> 5040 27 03 0010 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 7-3(A)</b> FALSE ALARM IN EXCESS OF (3) FOURTH FALSE ALARM. FIRST FALSE ALARM ON 02/10/2022, SECOND FALSE ALARM ON 02/25/2022, THIRD FALSE ALARM ON 03/04/2022, FOURTH FALSE ALARM ON 11/08/2022.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 03/04/2022.  CIVIL NOTICE OF VIOLATION ISSUED ON 04/01/2022.  NOTICE OF HEARING ISSUED ON 12/01/2022 TO APPEAR ON 01/03/2023 FOR HEARING.  1 <sup>ST</sup> FALSE ALARM ON 02/10/2022 2 <sup>ND</sup> FALSE ALARM ON 02/25/2022 3 <sup>RD</sup> FALSE ALARM ON 03/04/2022 4 <sup>TH</sup> FALSE ALARM ON 11/08/2022  <b>PAID PRIOR TO HEARING.</b>
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4.2	<b>CASE</b> <b>2022A-290</b>	<b>OWNER(S):</b> IGLESIA CRISTIANA SENALES DE VIDA INC <b>ADDRESS:</b> 20850 GRIFFIN RD <b>FOLIO:</b> 5039 27 03 0010 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 7-3(A)</b> FALSE ALARM IN EXCESS OF (3) FOURTH FALSE ALARM. FIRST FALSE ALARM ON 04/07/2022, SECOND FALSE ALARM ON 07/19/2022, THIRD FALSE ALARM ON 07/21/2022, FOURTH FALSE ALARM ON 11/01/2022.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 08/01/2022.  CIVIL NOTICE OF VIOLATION ISSUED ON 08/01/2022.  NOTICE OF HEARING ISSUED ON 12/01/2022 TO APPEAR ON 01/03/2023 FOR HEARING.  1 <sup>ST</sup> FALSE ALARM ON 04/07/2022 2 <sup>ND</sup> FALSE ALARM ON 07/19/2022 3 <sup>RD</sup> FALSE ALARM ON 07/21/2022 4 <sup>TH</sup> FALSE ALARM ON 11/01/2022
4.3	<b>CASE</b> <b>2022A-296</b>	<b>OWNER(S):</b> SCI FUNERAL SERVICES OF FL LLC <b>ADDRESS:</b> 21100 GRIFFIN RD <b>FOLIO:</b> 5039 34 02 0010 <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 05/15/2022, SECOND FALSE ALARM ON 07/12/2022, THIRD FALSE ALARM ON 11/21/2022.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 08/11/2022.  CIVIL NOTICE OF VIOLATION ISSUED ON 12/01/2022.  NOTICE OF HEARING ISSUED ON 12/01/2022 TO APPEAR ON 01/03/2023 FOR HEARING.  1 <sup>ST</sup> FALSE ALARM ON 05/15/2022 2 <sup>ND</sup> FALSE ALARM ON 07/12/2022 3 <sup>RD</sup> FALSE ALARM ON 11/21/2022

**5. RE-HEARINGS:**

**6. FORECLOSURE REQUESTS**



**7. REPEAT VIOLATION**

<p><b>7.1</b></p>	<p><b>CASE</b> <b>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)}</b>          1)USE OF PROPERTY NOT PERMITTED.TO WIT;          THE ACCUMULATION AND COMPOSTING OF          VEGETATIVE DEBRIS NOT ORIGINATING          FROM PROPERTY AND STORAGE OF          MATERIAL ON SITE.           2) STORAGE OF COMMERCIAL VEHICLES ON          PROPERTY NOT UTILIZED ON PROPERTY.          AGRICULTURAL VEHICLES MAY ONLY BE          STORED ON PROPERTY UPON WHICH THEY          ARE USED. COMMERCIAL VEHICLES USED          FOR OCCUPATIONAL PURPOSES MAY NOT BE          PARKED AND STORED ON RESIDENTIAL OR          AGRICULTURAL PROPERTY.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 3/11/2022.</p> <p>NOTICE OF HEARING ISSUED ON 03/28/2022 TO APPEAR ON 05/03/2022 FOR HEARING.</p> <p>ORDER OF CONTINUANCE TO APPEAR ON 06/07/2022 FOR HEARING.</p> <p>ORDER OF CONTINUANCE; GIVEN 60 DAYS TO COMPLY BY 09/05/2022 OR TO APPEAR ON 09/06/2022 FOR HEARING.</p> <p>NOTICE OF HEARING ISSUED ON 11/15/2022 TO APPEAR ON 12/06/2022 FOR HEARING.</p> <p>ORDER OF CONTINUANCE; TO APPEAR ON 01/03/2023 FOR HEARING.</p>
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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).