

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
JANUARY 3RD, 2023
9:00 A.M.

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

2.1	CASE 2022-297	OWNER(S): COAKLEY, CALIA H COAKLEY, D'LAN ADDRESS: 4921 SW 195 TERR FOLIO: 5039 36 13 0020 VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, FILLING WITHOUT APPROVAL OR PERMITS.	STATUS: 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. COMPLIED PRIOR TO HEARING.
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2.2	CASE 2022-310	OWNER(S): MASSON, KIMBERLY KAY & ROBERTO F ADDRESS: 18531 SW 58 ST FOLIO: 5039 36 04 0070 VIOLATION(S): TSWR CODE SEC. 020-030 (A) 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.	STATUS: NOTICE OF VIOLATION ISSUED ON 08/12/2022. NOTICE OF HEARING ISSUED ON 08/24/2022 TO APPEAR ON 09/13/2022 FOR HEARING. 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. COMPLIED 19 DAYS AFTER 11/13/2022. TOTAL \$2850.00. REDUCTION HEARING ON 01/03/2023. REDUCTION HEARING; TOTAL AMOUNT REDUCED TO \$1,995.00.
2.3	CASE 2022-317	OWNER(S): DIAZ, ANGEL A H/E DIAZ, JACLYN JENNIFER ADDRESS: 15901 SW 53 CT FOLIO: 5040 33 01 0087 VIOLATION(S): TSWR CODE SEC. 005-080 (A) WORK WITHOUT PERMIT, WORKING ON PROPERTY WITHOUT APPROVAL OR PERMIT.	STATUS: NOTICE OF VIOLATION ISSUED ON 08/18/2022. 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. ORDER OF CONTINUANCE; COMPLY BY 01/02/2023 OR APPEAR ON 01/03/2023 FOR HEARING IF NOT IN COMPLIANCE. AMENDED FINAL ORDER; GIVEN 30 DAYS TO COMPLY BY 02/05/2023 OR TO APPEAR FOR HEARING ON 02/06/2023 IF NOT IN COMPLIANCE.

2.4	<p>CASE 2022-330</p>	<p>OWNER(S): VJ PROPERTY VENTURE LLC ADDRESS: 6453 SW 185 WAY FOLIO: 5139 01 01 0310 VIOLATION(S): 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.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 08/27/2022.</p> <p>NOTICE OF HEARING ISSUED ON 10/07/2022 TO APPEAR ON 12/06/2022 FOR HEARING.</p> <p>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.</p> <p>AMENDED FINAL ORDER; GIVEN 60 DAYS TO COMPLY BY 03/05/2023 OR TO APPEAR FOR HEARING ON 03/06/2023 IF NOT IN COMPLIANCE.</p>
2.5	<p>CASE 2022-336</p>	<p>OWNER(S): SFA INVESTMENT HOLDINGS LLC ADDRESS: SW 210 TERR FOLIO: 5039 34 01 0160 VIOLATION(S): TSWR CODE SEC. 020-040(D) THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 09/07/2022.</p> <p>NOTICE OF HEARING ISSUED ON 10/06/2022 TO APPEAR ON 11/01/2022 FOR HEARING.</p> <p>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.</p> <p>COMPLIED PRIOR TO HEARING.</p>

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

3. NEW CASES

<p>3.1</p>	<p>CASE 2022-365</p>	<p>OWNER(S): COLES, NATACHA VANESSA COLES, STEPHAN R FRANCOIS ADDRESS: 18090 SW 52 CT FOLIO: 5040 31 01 0222 VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, FILLING OR GRADING WITHOUT APPROVAL OR PERMITS.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 09/21/2022. NOTICE OF HEARING ISSUED ON 12/15/2022 TO APPEAR ON 01/03/2023 FOR HEARING FOUND IN VIOLATION; GIVEN 30 DAYS TO COMPLY BY 02/05/2023 OR TO APPEAR FOR HEARING ON 02/06/2023 IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT. \$150.00 ADMINISTRATIVE COST</p>
<p>3.2</p>	<p>CASE 2022-375</p>	<p>OWNER(S): MALMQUIST, JAMES M ROSARIO, JASON ADDRESS: 20321 SW 48 ST FOLIO: 5039 35 03 0490 VIOLATION(S): 1. TSWR CODE SEC. 020-040(D) THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION. 2. TSWR CODE 045-030 (C) VEHICLES MAY BE PARKED OR STORED ONLY AS AN ACCESSORY USE TO A PERMANENT DWELLING. 3. TSWR CODE SEC. 045-030(C)(5)(B) RECREATIONAL VEHICLES SHALL NOT BE USED FOR LIVING PURPOSES AND MAY NOT MAINTAIN WATER OR SEWAGE CONNECTION 4. TSWR CODE SEC.045-030(D)(4) SHIPPING CONTAINER MAY ONLY BE KEPT AS AN ACCESSORY STORAGE STRUCTURE TO A PERMANENT DWELLING 5. TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, PUMPING WATER WITHOUT APPROVAL OR PERMITS.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 10/03/2022. NOTICE OF HEARING ISSUED ON 11/21/2022 TO APPEAR ON 01/03/2023 FOR HEARING. FOUND IN VIOLATION; GIVEN 30 DAYS TO COMPLY BY 02/05/2023 OR TO APPEAR FOR HEARING ON 02/06/2023 IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY PER VIOLATION WILL BE APPLIED AFTER THAT. \$150.00 ADMINISTRATIVE COST</p>

3.3	CASE 2022-393	OWNER(S): BOULET, BEN & KAREN ADDRESS: 17105 RESERVE CT FOLIO: 5040 32 18 0040 VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, FILLING WITHOUT APPROVAL OR PERMITS.	STATUS: NOTICE OF VIOLATION ISSUED ON 10/12/2022. NOTICE OF HEARING ISSUED ON 12/01/2022 TO APPEAR ON 01/03/2023 FOR HEARING. FOUND IN VIOLATION; GIVEN 30 DAYS TO COMPLY BY 02/05/2023 OR TO APPEAR FOR HEARING ON 02/06/2023 IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT. \$150.00 ADMINISTRATIVE COST
3.4	CASE 2022-423	OWNER(S): MORRIS, JAMES B LE JAMES BYRON MORRIS REV LIV TR ADDRESS: 18100 SW 55 ST FOLIO: 5040 31 01 0460 VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, FILLING OR GRADING WITHOUT APPROVAL OR PERMITS.	STATUS: NOTICE OF VIOLATION ISSUED ON 10/31/2022. NOTICE OF HEARING ISSUED ON 12/15/2022 TO APPEAR ON 01/03/2023 FOR HEARING. COMPLIED PRIOR TO HEARING.
3.5	CASE 2022-439	OWNER(S): ATLAS INVESTMENTS LLC ADDRESS: 4680 SW 148 AVE FOLIO: 5040 27 01 0242 VIOLATION(S): TSWR CODE SEC. 035-080 (D), 045-050, & 045-060 ASSEMBLY SHALL BE DEEMED AN ACCESSORY USE OF AN OCCUPIED SINGLE-FAMILY DETACHED RESIDENCE.	STATUS: NOTICE OF VIOLATION ISSUED ON 11/15/2022. NOTICE OF HEARING ISSUED ON 12/20/2022 TO APPEAR ON 01/03/2023 FOR HEARING. CONTESTED VIOLATION; A FINE IN THE AMOUNT OF \$1,000.00 PER VIOLATION IS IMPOSED. TOTAL OF 6 VIOLATIONS= \$6,000.00 \$150.00 ADMINISTRATIVE COST ANY FUTURE VIOLATIONS A FINE IN THE AMOUNT OF UP TO \$2,500.00 PER VIOLATION WILL BE IMPOSED.

3.6	CASE 2022-449	OWNER(S): RIVERA, MARLEN ADDRESS: 6591 SW 178 AVE FOLIO: 5140 06 02 0031 VIOLATION(S): TSWR SEC. CODE 9-3 RESIDENTIAL PROPERTY IN VIOLATION OF NOISE DISTURBANCE ORDINANCE.	STATUS: NOTICE OF HEARING ISSUED ON 12/01/2022 TO APPEAR ON 01/03/2023 FOR HEARING. CONTESTED VIOLATION; A FINE IN THE AMOUNT OF \$2,000.00 IS IMPOSED. \$150.00 ADMINISTRATIVE COST ANY FUTURE VIOLATIONS A FINE IN THE AMOUNT OF UP TO \$5,000.00 PER VIOLATION WILL BE IMPOSED.
3.7	CASE 2022-468	OWNER(S): ASSAF, MORAD ALVAREZ, MELISA ADDRESS: 5655 SW 192 TERR FOLIO: 5039 36 11 0040 VIOLATION (S): 1)TSWR CODE SEC. 9-3, 9-4 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. 2)TSWR CODE SEC. 14-30 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.	STATUS: NOTICE OF HEARING ISSUED ON 12/20/2022 TO APPEAR ON 01/03/2023 FOR HEARING. ORDER OF CONTINUANCE; TO APPEAR ON 02/06/2023 FOR HEARING.
3.8	CASE 2022-469	OWNER(S): GREEN, LI-HSING ADDRESS: 17330 SW 65 CT FOLIO: 5140 06 01 0243 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. (RESULTING IN HARM TO OTHERS.)	STATUS: NOTICE OF HEARING ISSUED ON 12/20/2022 TO APPEAR ON 01/03/2023 FOR HEARING. ADMITTED VIOLATION; A FINE IN THE AMOUNT OF \$500.00 IS IMPOSED. ANY FUTURE VIOLATIONS A FINE IN THE AMOUNT OF UP TO \$5,000.00 PER VIOLATION WILL BE IMPOSED. ADMINISTRATIVE COST WAIVED.

4. CITATIONS

<p>4.1</p>	<p>CASE 2022A-062</p>	<p>OWNER(S): NEW TESTAMENT BAPTIST CHURCH INC OF MIAMI ATT: GERALD PIRRI ADDRESS: 13900 GRIFFIN RD FOLIO: 5040 27 03 0010 VIOLATION(S): TSWR CODE SEC. 7-3(A) 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.</p>	<p>STATUS: 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. 1ST FALSE ALARM ON 02/10/2022 2ND FALSE ALARM ON 02/25/2022 3RD FALSE ALARM ON 03/04/2022 4TH FALSE ALARM ON 11/08/2022 PAID PRIOR TO HEARING.</p>
<p>4.2</p>	<p>CASE 2022A-290</p>	<p>OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA INC ADDRESS: 20850 GRIFFIN RD FOLIO: 5039 27 03 0010 VIOLATION(S): TSWR CODE SEC. 7-3(A) 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.</p>	<p>STATUS: 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. 1ST FALSE ALARM ON 04/07/2022 2ND FALSE ALARM ON 07/19/2022 3RD FALSE ALARM ON 07/21/2022 4TH FALSE ALARM ON 11/01/2022 A FINE IN THE AMOUNT OF \$250.00 IS IMPOSED. \$150.00 ADMINISTRATIVE COST</p>

4.3	CASE 2022A-296	OWNER(S): SCI FUNERAL SERVICES OF FL LLC ADDRESS: 21100 GRIFFIN RD FOLIO: 5039 34 02 0010 VIOLATION(S): TSWR CODE SEC. 7-3(A) 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.	STATUS: 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 ST FALSE ALARM ON 05/15/2022 2 ND FALSE ALARM ON 07/12/2022 3 RD FALSE ALARM ON 11/21/2022 A FINE IN THE AMOUNT OF \$50.00 IS IMPOSED. \$150.00 ADMINISTRATIVE COST
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- 5. RE-HEARINGS:
- 6. FORECLOSURE REQUESTS

7. REPEAT VIOLATION

<p>7.1</p>	<p>CASE 2022-073</p>	<p>OWNER(S): SKY I REAL ESTATE LLC ADDRESS: 18231 SW 60 ST FOLIO: 5040 31 01 0395 VIOLATION(S): TSWR CODE. 1)SEC.045-050.SEC.045-060 2) SEC.045-030{(C)(4)} 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>STATUS:</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> <p>ADMITTED VIOLATION; VIOLATION #1 A FINE IN THE AMOUNT OF \$2,000.00 IS IMPOSED. VIOLATION #2 GIVEN 30 DAYS TO COMPLY BY 02/05/2023 OR TO APPEAR ON 02/06/2023FOR HEARING. IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$500.00 A DAY WILL BE IMPOSED AFTER THAT. WAIVED ADMINISTRATIVE COST.</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).