

Town of Southwest Ranches  
Code Compliance Division  
13400 Griffin Road  
Southwest Ranches, FL 33330  
Phone (954) 434-0008  
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**SPECIAL MAGISTRATE MINUTES**  
**APRIL 4<sup>TH</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>2022-073</b>	<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.</p> <p>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.  NOTICE OF HEARING ISSUED  ON 03/28/2022 TO APPEAR ON  05/03/2022 FOR HEARING.  ORDER OF CONTINUANCE TO  APPEAR ON 06/07/2022 FOR  HEARING.  ORDER OF CONTINUANCE;  GIVEN 60 DAYS TO COMPLY  BY 09/05/2022 OR TO APPEAR  ON 09/06/2022 FOR HEARING.  NOTICE OF HEARING ISSUED  ON 11/15/2022 TO APPEAR ON  12/06/2022 FOR HEARING.  ORDER OF CONTINUANCE;  TO APPEAR ON 01/03/2023 FOR  HEARING.  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.  ORDER OF CONTINUANCE;  COMPLY BY 03/31/2023 OR TO  APPEAR ON 04/04/2023 FOR  HEARING IF NOT IN  COMPLIANCE.</p> <p><b>A FINE IN THE AMOUNT OF  \$5,000.00 IS IMPOSED.</b></p>
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<p>2.2</p>	<p><b>CASE</b> <b>2022-187</b></p>	<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</b>  <b>(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></p> <p>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>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.</p> <p>ORDER OF CONTINUANCE;  COMPLY BY 02/05/2023 OR APPEAR ON 02/06/2023 FOR HEARING IF NOT IN COMPLIANCE.</p> <p>AMENDED FINAL ORDER;  GIVEN UNTIL 03/05/2023 TO COMPLY OR TO APPEAR ON 03/06/2023 FOR HEARING IF NOT IN COMPLIANCE.</p> <p>AMENDED FINAL ORDER;  GIVEN UNTIL 04/03/2023 TO COMPLY OR TO APPEAR FOR HEARING 04/04/2023 IF NOT IN COMPLIANCE.</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>
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2.3	CASE 2022-472	OWNER(S): WHITMAN, HEATHER H/E MARTINEZ, RIGER ADDRESS: 5350 SW 198 TERR FOLIO: 5039 35 08 0191 VIOLATION(S): <b>TSWR CODE SEC. 020-040(A)(E)(3), 090-100(C)</b> FAILURE TO MAINTAIN ROAD ADJACENT TO PROPERTY. ROAD HAS AREAS WHERE ASPHALT HAS DETERIORATED	STATUS:  NOTICE OF VIOLATION ISSUED ON 12/28/2022.  NOTICE OF HEARING ISSUED ON 02/06/2023 TO APPEAR ON 03/06/2023 FOR HEARING.  FOUND IN VIOLATION; GIVEN UNTIL 03/16/2023 TO COMPLY OR APPEAR FOR HEARING ON 04/04/2023 IF NOT IN COMPLIANCE, A FINE IN THE AMOUNT OF \$250.00 A DAY WILL BE APPLIED AFTER THAT. <b>COMPLIED PRIOR TO HEARING.</b>
2.4	2023-034	OWNER(S): MIAMI 1203 LLC ADDRESS: 15931 SW 56 ST FOLIO: 5040 33 14 0020 VIOLATION(S): <b>TSWR CODE SEC. 005-270 A</b> TOWN PERMIT IS REQUIRED FOR ANY USE OF SWALES THAT INVOLVES EARTHWORK. FILLING IN ADJACENT SWALE.	STATUS:  NOTICE OF VIOLATION ISSUED ON 01/31/2023.  NOTICE OF HEARING ISSUED ON 02/16/2023 TO APPEAR ON 03/06/2023 FOR HEARING.  FOUND IN VIOLATION; GIVEN UNTIL 04/03/2023 TO COMPLY OR TO APPEAR FOR HEARING ON 04/04/2023 IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT.  <b>AMENDED FINAL ORDER; GIVEN 30 DAYS TO COMPLY BY 05/04/2023 OR TO APPEAR FOR CODE HEARING IF NOT IN COMPLIANCE.</b>

3. NEW CASES

<p>3.1</p>	<p><b>CASE 2023-021</b></p>	<p><b>OWNER(S):</b> CHOUDHRY, MAROOF SULTANA, ROSY  <b>ADDRESS:</b> SW 188 AVE  <b>FOLIO:</b> 5139 01 01 0300  <b>VIOLATION(S):</b> <b>1)SEC.045-030(5)(b)(c)</b> RV/TRAILER BEING UTILIZED FOR LIVING PURPOSES. <b>COMPLIED</b></p> <p><b>2)TSWR SEC. 020-040 (A)</b> PROPERTY TO BE KEPT FREE OF JUNK, UNMAINTAINED STRUCTURES. PROPERTY HAS JUNK VEHICLES AND VESSELS, JUNK ITEMS, GARBAGE AND DEBRIS. <b>STILL IN VIOLATION</b></p> <p><b>3)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>COMPLIED.</b></p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 01/19/2023.</p> <p>NOTICE OF HEARING ISSUED ON 03/15/2023 TO APPEAR ON 04/04/2023 FOR HEARING.</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>
<p>3.2</p>	<p><b>CASE 2023-027</b></p>	<p><b>OWNER(S):</b> FAMILY VALUES MOVING &amp; STORAGE LLC  <b>ADDRESS:</b> 5320 SW 210 TERR  <b>FOLIO:</b> 5039 34 01 0300  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080(A)</b> WORK WITHOUT A PERMIT, FENCE WITHOUT A PERMIT/ EXPIRED PERMIT.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 01/25/2023.</p> <p>NOTICE OF HEARING ISSUED ON 03/10/2023 TO APPEAR ON 04/04/2023 FOR HEARING.</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>

3.3	<b>CASE</b> <b>2023-047</b>	<b>OWNER(S):</b> SARA LUNA REV LIV TR LUNA, SARA TRSTEE <b>ADDRESS:</b> 14741 SUNSET LN <b>FOLIO:</b> 5140 03 01 0148 <b>VIOLATION(S):</b> <b>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.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 02/13/2023.  NOTICE OF HEARING ISSUED ON 02/15/2023 TO APPEAR ON 03/06/2023 FOR HEARING.  ORDER OF CONTINUANCE TO APPEAR ON 04/04/2023 FOR HEARING.  <b>CONTESTED VIOLATION;  A FINE IN THE AMOUNT OF  \$2,500.00 IS IMPOSED.  ANY FUTURE VIOLATIONS A  FINE OF \$5,000.00 UP TO  \$10,000.00 WILL BE IMPOSED.    \$150.00 ADMINISTRATIVE  COST.</b>
3.4	<b>CASE</b> <b>2023-049</b>	<b>OWNER(S):</b> ALCAZAR, JULIO ALCAZAR, NICOLE <b>ADDRESS:</b> 20301 SW 48 ST <b>FOLIO:</b> 5039 35 03 0470 <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 02/15/2023.  NOTICE OF HEARING ISSUED ON 03/04/2023 TO APPEAR ON 04/04/2023 FOR HEARING.  <b>FOUND IN VIOLATION;  GIVEN 10 DAYS TO COMPLY  BY 04/14/2023 OR TO APPEAR  FOR CODE HEARING ON  05/04/2023 IF NOT IN  COMPLIANCE.  A FINE IN THE AMOUNT OF  \$150.00 A DAY WILL BE  APPLIED AFTER THAT.  \$150.00 ADMINISTRATIVE  COST.</b>

3.5	CASE 2023-089	OWNER(S): ADLER HOLDINGS LLC ADDRESS: 6951 SW 185 WAY FOLIO: 5139 01 01 0021 VIOLATION(S): <b>TSWR CODE SEC.045-050, SEC.045-060</b> ANY USE NOT EXPRESSLY PERMITTED IN SECTION 045-050, "USES PERMITTED," OF THIS ARTICLE PROHIBITED. OPERATING A TRANSFER STATION.	STATUS:  NOTICE OF HEARING ISSUED ON 03/21/2023 TO APPEAR ON 04/04/2023 FOR HEARING.  <b>ADMITTED VIOLATION; GIVEN 20 DAYS TO COMPLY BY 04/24/2023 OR TO APPEAR FOR CODE HEARING IF NOT IN COMPLIANCE ON 05/04/2023. A FINE IN THE AMOUNT OF \$250.00 A DAY WILL BE APPLIED AFTER THAT. ADMINISTRATIVE COST WAIVED.</b>
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**4. CITATIONS**

4.1	CASE 2023A-	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	STATUS:
4.2	CASE 2023A-	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	STATUS:

- 5. RE-HEARINGS:
- 6. FORECLOSURE REQUESTS

7. REPEAT VIOLATION

<p>7.1</p>	<p><b>CASE</b> <b>2019-057</b></p>	<p><b>OWNER(S):</b> SPASIC, ZORAN DELGADO SPASIC, YARA <b>ADDRESS:</b> 14571 MUSTANG TRL <b>FOLIO:</b> 5140 03 10 0010 <b>VIOLATION(S):</b> <b>CODE SEC. 095-030(C)</b> OUTDOOR LIGHTING RESULTING IN GLARE ONTO ADJACENT PROPERTIES/ STREETS.</p>	<p><b>STATUS:</b> NOTICE OF HEARING ISSUED ON 07/20/2020 TO APPEAR ON 08/04/2020 FOR HEARING.</p> <p>FOUND IN VIOLATION. ANY FUTURE VIOLATIONS OF TSWR-ULDC SEC(S) 095-030( C) BY THE RESPONDENT, THE ASSESSMENT OF AN ADMINISTRATIVE FINE OF \$250.00 PER DAY AND THE IMPOSITION OF A LIEN FOR EACH DAY SUCH VIOLATION EXISTS SHALL OCCUR.</p> <p>NOTICE OF HEARING ISSUED ON 03/21/2023 TO APPEAR ON 04/04/2023 FOR HEARING.</p> <ol style="list-style-type: none"> <li>1. 3.5.2023 Lights</li> <li>2. 3.6.2023 Lights</li> <li>3. 3.16.2023 Lights</li> <li>4. 3.17.2023 Lights</li> <li>5. 3.18.2023 Lights</li> <li>6. 3.20.2023 Lights</li> </ol> <p><b>FOUND IN VIOLATION; A FINE IN THE AMOUNT OF \$10,000.00 PER VIOLATION IS IMPOSED TOTAL OF X6= \$60,000.00. \$150.00 ADMINISTRATIVE COST</b></p>
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7.2	CASE 2020-201	<p><b>OWNER(S):</b> SPASIC, ZORAN DELGADO SPASIC, YARA  <b>ADDRESS:</b> 14571 MUSTANG TRL  <b>FOLIO:</b> 5140 03 10 0010  <b>VIOLATION(S):</b> <b>FL. STATUTE 823.01</b> ALL NUISANCES THAT TEND TO ANNOY THE COMMUNITY, INJURE THE HEALTH OF THE CITIZENS IN GENERAL, OR CORRUPT THE PUBLIC MORALS ARE MISDEMEANORS OF THE SECOND DEGREE. TO WIT, THE USE OF VIBRATONE HORN INDUSTRIAL ALARMS ON PROPERTY.</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 06/23/2020.</p> <p>NOTICE OF HEARING ISSUED ON 07/21/2020 TO APPEAR ON 08/04/2020 FOR HEARING.</p> <p>FOUND IN VIOLATION;  \$5,000.00 FINE WILL BE APPLIED EACH TIME THE HORN IS SOUNDED.</p> <p>NOTICE OF HEARING ISSUED ON 03/21/2023 TO APPEAR ON 04/04/2023 FOR HEARING.</p> <ol style="list-style-type: none"> <li>1. 11.5.2022 -- Horn at 6:43pm.</li> <li>2. 11.5.2022 -- Horn at 10:37pm.</li> <li>3. 3.5.2023 -- Horn</li> </ol> <p><b>FOUND IN VIOLATION;  A FINE IN THE AMOUNT OF \$10,000.00 PER VIOLATION IS IMPOSED TOTAL OF X3= \$30,000.00.  \$150.00 ADMINISTRATIVE COST</b></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).