

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**  
**MAY 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>2022-361</b>	<b>OWNER(S):</b> ARANGO, SEBASTIAN DARIO <b>ADDRESS:</b> 5040 SW 186 AVE <b>FOLIO:</b> 5039 36 01 0174 <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 09/20/2022.  NOTICE OF HEARING ISSUED ON 10/10/2022 TO APPEAR ON 11/01/2022 FOR HEARING.  ADMITTED VIOLATION; GIVEN UNTIL 05/03/2023 TO COMPLY OR TO APPEAR ON 05/04/2023 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$250.00 A DAY WILL BE IMPOSED AFTER THAT.  <b>AMENDED FINAL ORDER;</b> <b>GIVEN UNTIL 07/31/2023 TO</b> <b>COMPLY OR TO APPEAR ON</b> <b>08/01/2023 FOR HEARING IF</b> <b>NOT IN COMPLIANCE.</b>
------------	--------------------------------	--	---

2.2	<b>CASE</b> <b>2022-381</b>	<b>OWNER(S):</b> GONZALEZ, ROBERT <b>ADDRESS:</b> 4928 SW 198 TERR <b>FOLIO:</b> 5039 35 08 0060 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080</b> WORK WITHOUT A PERMIT, MULTIPLE STRUCTURES ON EAST SIDE OF THE PROPERTY WITHOUT A PERMIT.	<b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 10/10/2022.  NOTICE OF HEARING ISSUED ON 12/29/2022 TO APPEAR ON 02/06/2023 FOR HEARING.  FOUND IN VIOLATION; GIVEN 30 DAYS TO COMPLY BY 03/05/2023 OR TO APPEAR FOR HEARING ON 03/06/2023 IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT.  AMENDED FINAL ORDER: GIVEN UNTIL 05/03/2023 TO COMPLY OR TO APPEAR ON 05/04/2023 FOR HEARING IF NOT IN COMPLIANCE.  <b>COMPLIED PRIOR TO          HEARING.</b>
2.3	<b>CASE</b> <b>2022-457</b>	<b>OWNER(S):</b> BALDWIN, JASON <b>ADDRESS:</b> 20221 SW 48 ST <b>FOLIO:</b> 5039 35 03 0460 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080(A)</b> WORK WITHOUT A PERMIT, CONCRETE SLAB WITHOUT A PERMIT.	<b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 12/07/2022.  NOTICE OF HEARING ISSUED ON 01/24/2023 TO APPEAR ON 03/06/2023 FOR HEARING.  ADMITTED VIOLATION; GIVEN UNTIL 05/03/2023 TO COMPLY OR TO APPEAR ON 05/04/2023 FOR HEARING 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>

<p>2.4</p>	<p><b>CASE</b> <b>2023-014</b></p>	<p><b>OWNER(S):</b> THOMAS, SHEEJA VARGHESE, PETER  <b>ADDRESS:</b> 5921 SW 196 LN  <b>FOLIO:</b> 5039 36 07 0010  <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></p> <p>NOTICE OF VIOLATION ISSUED ON 01/12/2023.</p> <p>NOTICE OF HEARING ISSUED ON 01/25/2023 TO APPEAR ON 03/06/2023 FOR HEARING.</p> <p>ADMITTED VIOLATION; GIVEN UNTIL 05/03/2023 TO COMPLY OR TO APPEAR ON 05/04/2023 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT.</p> <p><b>AMENDED FINAL ORDER; GIVEN UNTIL 07/31/2023 TO COMPLY OR TO APPEAR ON 08/01/2023 FOR HEARING IF NOT IN COMPLIANCE.</b></p>
<p>2.5</p>	<p><b>CASE</b> <b>2023-034</b></p>	<p><b>OWNER(S):</b> MIAMI 1203 LLC  <b>ADDRESS:</b> 15931 SW 56 ST  <b>FOLIO:</b> 5040 33 14 0020  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-270 A</b>          TOWN PERMIT IS REQUIRED FOR ANY USE OF SWALES THAT INVOLVES EARTHWORK. FILLING IN ADJACENT SWALE.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 01/31/2023.</p> <p>NOTICE OF HEARING ISSUED ON 02/16/2023 TO APPEAR ON 03/06/2023 FOR HEARING.</p> <p>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.</p> <p>AMENDED FINAL ORDER; GIVEN 30 DAYS TO COMPLY BY 05/04/2023 OR TO APPEAR FOR CODE HEARING IF NOT IN COMPLIANCE.</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>

2.6	<b>CASE 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.  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.  <b>A FINE IN THE AMOUNT OF  \$150.00 A DAY IS IMPOSED AS  OF 04/15/2023.</b>  <b>\$150.00 ADMINISTRATIVE  COST</b>
2.7	<b>CASE 2023-089</b>	<b>OWNER(S):</b> ADLER HOLDINGS LLC <b>ADDRESS:</b> 6951 SW 185 WAY <b>FOLIO:</b> 5139 01 01 0021 <b>VIOLATION(S):</b> <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.	<b>STATUS:</b>  NOTICE OF HEARING ISSUED ON 03/21/2023 TO APPEAR ON 04/04/2023 FOR HEARING.  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.  <b>COMPLIED PRIOR TO  HEARING.</b>

### 3. NEW CASES

<p><b>3.1</b></p>	<p><b>CASE 2022-466</b></p>	<p><b>OWNER(S):</b> SLATER-KANALEY, JACQUELYN KANALEY, SCOTT A <b>ADDRESS:</b> 16841 SW 62 ST <b>FOLIO:</b> 5140 05 01 0058 <b>VIOLATION(S):</b> <b>1. TSWR CODE SEC. 045-030 (D) (4)</b> SHIPPING CONTAINERS MAY BE KEPT ON A PLOT AS AN ACCESSORY STRUCTURE TO A PERMANENT DWELLING. <b>COMPLIED</b></p> <p><b>2. TSWR CODE SEC. 020-040 (E)(3)</b> ANY ACCESORY STRUCTURE ON A PLOT SHALL BE MAINTAINED FREE OF VISUAL DISREPAIR.</p> <p><b>3. TSWR CODE SEC. 10-25 (B)</b> A NUISANCE TREE SHALL BE REMOVED TO ALLEVIATE ANY THREAT. - <b>COMPLIED</b></p> <p><b>4. TSWR CODE SEC. 045-050 &amp; 045-060</b> ACCESSORY STRUCTURES ARE ONLY ALLOWED AS AN ACCESSORY USE TO A PERMANENT DWELLING. <b>COMPLIED</b></p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 12/15/2022.</p> <p>NOTICE OF HEARING ISSUED ON 03/29/2023 TO APPEAR ON 05/04/2023 FOR HEARING.</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>
<p><b>3.2</b></p>	<p><b>CASE 2023-050</b></p>	<p><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.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 02/15/2023.</p> <p>NOTICE OF HEARING ISSUED ON 03/29/2023 TO APPEAR ON 05/04/2023 FOR HEARING.</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>
<p><b>3.3</b></p>	<p><b>CASE 2023-055</b></p>	<p><b>OWNER(S):</b> CID, RIGOBERTO &amp; AMPARO <b>ADDRESS:</b> SW 210 TERR <b>FOLIO:</b> 5039 34 11 0010 <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></p> <p>NOTICE OF VIOLATION ISSUED ON 02/16/2023.</p> <p>NOTICE OF HEARING ISSUED ON 04/11/2023 TO APPEAR ON 05/04/2023 FOR HEARING.</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>

3.4	CASE 2023-056	OWNER(S): CID, RIGOBERTO & AMPARO ADDRESS: SW 210 TERR FOLIO: 5039 34 09 0010 VIOLATION(S): <b>TSWR CODE SEC. 005-080</b> WORK WITHOUT PERMITS, FILLING OR GRADING WITHOUT APPROVAL OR PERMITS.	STATUS:  NOTICE OF VIOLATION ISSUED ON 02/16/2023.  NOTICE OF HEARING ISSUED ON 04/11/2023 TO APPEAR ON 05/04/2023 FOR HEARING.  <b>COMPLIED PRIOR TO HEARING.</b>
3.5	CASE 2023-060	OWNER(S): MOODY MANOR INC ADDRESS: 7150 HOLATEE TRL FOLIO: 5140 02 01 0314 VIOLATION(S): <b>BC CODE SEC. 110.15</b> ALL COMMERCIAL PROPERTIES ARE REQUIRED TO DO A 40 YEAR BUILDING SAFETY INSPECTION AND CONTINUE TO INSPECT EVERY TEN YEARS AFTER.	STATUS:  NOTICE OF VIOLATION ISSUED ON 02/22/2023.  NOTICE OF HEARING ISSUED ON 03/29/2023 TO APPEAR ON 05/04/2023 FOR HEARING.  <b>COMPLIED PRIOR TO HEARING.</b>
3.6	CASE 2023-063	OWNER(S): MORALES, CESAR H/E ROSE, OLGA LIDIA MOREIRA ADDRESS: 5301 SW 198 TERR FOLIO: 5039 35 08 0200 VIOLATION(S): <b>TSWR CODE SEC. 005-080</b> WORK WITHOUT PERMITS, FILLING OR GRADING WITHOUT APPROVAL OR PERMITS.	STATUS:  NOTICE OF VIOLATION ISSUED ON 02/28/2023.  NOTICE OF HEARING ISSUED ON 04/19/2023 TO APPEAR ON 05/04/2023 FOR HEARING.  <b>ADMITTED VIOLATION; GIVEN UNTIL 07/31/2023 TO COMPLY BY OR TO APPEAR ON 08/01/2023 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT. ADMINISTRATIVE COST WAIVED.</b>

3.7	CASE 2023-074	OWNER(S): MARCOS A DELGADO CORP % LUIS VIGOA ADDRESS: 18901 SW 57 CT FOLIO: 5039 36 10 0470 VIOLATION(S): <b>TSWR CODE SEC. 020-040(D)</b> THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION.	STATUS:  NOTICE OF VIOLATION ISSUED ON 03/09/2023.  NOTICE OF HEARING ISSUED ON 03/29/2023 TO APPEAR ON 05/04/2023 FOR HEARING.  <b>FOUND IN VIOLATION; GIVEN UNTIL 05/15/2023 TO COMPLY OR TO APPEAR ON 06/06/2023 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT. \$150.00 ADMINISTRATIVE COST.</b>
3.8	CASE 2023-082	OWNER(S): BAID INVESTMENTS LLC ADDRESS: 4801 HANCOCK RD FOLIO: 5040 27 01 0221 VIOLATION(S): <b>TSWR SEC.005-270</b> - USE OF RIGHT OF WAY OR SWALES, MOTORIST SHALL BE PROHIBITED FROM PARKING AND ALLOWING VEHICLES TO BE PARKED ON THE RIGHT-OF-WAY OR SWALE.	STATUS:  NOTICE OF VIOLATION ISSUED ON 03/16/2023.  NOTICE OF HEARING ISSUED ON 04/06/2023 TO APPEAR ON 05/04/2023 FOR HEARING.  <b>COMPLIED PRIOR TO HEARING.</b>
3.9	CASE 2023-083	OWNER(S): MP HOLDINGS LLC ADDRESS: SW 48 ST FOLIO: 5040 31 01 0140 VIOLATION(S): <b>TSWR CODE SEC. 005-080</b> WORK WITHOUT PERMITS, FILLING OR GRADING WITHOUT APPROVAL OR PERMITS.	STATUS:  NOTICE OF VIOLATION ISSUED ON 03/16/2023.  NOTICE OF HEARING ISSUED ON 04/10/2023 TO APPEAR ON 05/04/2023 FOR HEARING.  <b>ADMITTED VIOLATION; GIVEN UNTIL 07/31/2023 TO COMPLY BY OR TO APPEAR ON 08/01/2023 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT. ADMINISTRATIVE COST WAIVED.</b>

3.10	CASE 2023-087	<p><b>OWNER(S):</b> LOVERA, LILIA A H/E LOVERA, CARLOS A  <b>ADDRESS:</b> 18200 SW 52 CT  <b>FOLIO:</b> 5040 31 02 0010  <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></p> <p>NOTICE OF VIOLATION ISSUED ON 03/20/2023.</p> <p>NOTICE OF HEARING ISSUED ON 04/10/2023 TO APPEAR ON 05/04/2023 FOR HEARING.</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>
3.11	CASE 2023-108	<p><b>OWNER(S):</b> INVESTMENT MANAGEMENT MARLA LLC  <b>ADDRESS:</b> 6540 MELALEUCA RD  <b>FOLIO:</b> 5140 02 01 0173  <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.</p> <p><b>2. 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.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 04/04/2023.</p> <p>NOTICE OF HEARING ISSUED ON 04/19/2023 TO APPEAR ON 05/04/2023 FOR HEARING.</p> <p><b>ORDER OF CONTINUANCE TO APPEAR ON 06/06/2023 FOR HEARING.</b></p>
3.12	CASE 2023-138	<p><b>OWNER(S):</b> INVESTMENT MANAGEMENT MARLA LLC  <b>ADDRESS:</b> 6540 MELALEUCA RD  <b>FOLIO:</b> 5140 02 01 0173  <b>VIOLATION(S):</b> <b>TSWR SEC 020-030 (A)</b> FAILURE TO MAINTAIN STORMWATER SHALL CONSTITUTE AS A NUISANCE, IN THAT THE PREMATURE RUNOFF OF STORMWATER ONTO ADJACENT PROPERTIES AND RIGHTS-OF-WAY CONTRIBUTES TO FLOODING CONDITIONS WHICH INTERFERES WITH THE ENJOYMENT OF PROPERTY, DAMAGES STRUCTURES AND VEGETATION, AND IMPEDES THE SAFE USE OF STREETS. ILLEGALLY DISPOSING WATER FROM YARD INTO CANAL THROUGH THE USE OF A DRAINAGE HOSE.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF HEARING ISSUED ON 04/21/2023 TO APPEAR ON 05/04/2023 FOR HEARING.</p> <p><b>ORDER OF CONTINUANCE TO APPEAR ON 06/06/2023 FOR HEARING.</b></p>



**4. CITATIONS**

<p><b>4.1</b></p>	<p><b>CASE 2022-273</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 SEC. 045-030 (C) (4) (a)(2 &amp;3)</b> NO MORE THAN (1) COMMERCIAL VEHICLE FOR LOTS UNDER TWO (2) NET ACRES. ANY VEHICLE OVER 15,000 LBS MUST BE PARKED 50 FT FROM THE PROPERTY LINE. NO COMMERCIAL VEHICLES MAY BE PARKED WITHIN A REQUIRED YARD, UNLESS PARKED ON A STABILIZED DRIVEWAY SURFACE.</p>	<p><b>STATUS:</b></p> <p>WARNING NOTICE OF VIOLATION ISSUED ON 07/18/2022.</p> <p>CIVIL NOTICE OF VIOLATION ISSUED ON 04/21/2023.</p> <p><b>PAID PRIOR TO HEARING.</b></p>
<p><b>4.2</b></p>	<p><b>CASE 2023A-066</b></p>	<p><b>OWNER(S):</b> DAVIS, MEGAN H &amp; VONTAE O  <b>ADDRESS:</b> 6051 SW 178 AVE  <b>FOLIO:</b> 5140 06 13 0100  <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 02/02/2023, SECOND FALSE ALARM ON 02/22/2023, AND THIRD FALSE ALARM ON 03/06/2023.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 03/01/2023.</p> <p>CIVIL NOTICE OF VIOLAION ISSUED ON 04/03/2023.</p> <p>NOTICE OF HEARING ISSUED ON 04/03/2023 TO APPEAR ON 05/04/2023 FOR HEARING.</p> <p>1 FALSE ALARM ON 02/02/2023  2 FALSE ALARM ON 02/22/2023  3 FALSE ALARM ON 03/06/2023</p> <p><b>PAID PRIOR TO HEARING.</b></p>

**5. RE-HEARINGS:**

**6. FORECLOSURE REQUESTS**

**7. REPEAT VIOLATION**

7.1	CASE 2023-	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	STATUS:
7.2	CASE 2023-	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	STATUS:

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).