

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**  
**APRIL 3<sup>RD</sup>, 2024**  
**9:00 A.M.**

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

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| <b>2.1</b> | <b>CASE</b><br><b>2021-409</b> | <b>OWNER(S):</b> SHERIDAN STREET 184TH AVENUE<br>LLC<br><b>ADDRESS:</b> SW 185 WAY<br><b>FOLIO:</b> 5139 01 01 0080<br><b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080(A)</b><br>CLEARING WITHOUT A PERMIT. UNLAWFUL<br>TO ALTER, EXCAVATE, FILL, OR CLEAR LAND<br>WITHOUT PRIOR APPROVAL AND<br>PERMITTING. | <b>STATUS:</b><br>NOTICE OF VIOLATION<br>ISSUED ON 06/02/2021.<br><br>NOTICE OF HEARING ISSUED<br>ON 07/02/2021 TO APPEAR ON<br>08/03/2021 FOR HEARING.<br><br>ADMITTED VIOLATION.<br>GIVEN (90) DAYS TO OBTAIN<br>APPROVAL BY THE COUNTY<br>AND TOWN BY 11/01/2021 OR<br>TO APPEAR ON 11/02/2021 FOR<br>HEARING IF NOT IN<br>COMPLIANCE. A FINE OF<br>\$250.00 A DAY WILL BE<br>APPLIED AFTER 11/01/2021.<br>NOTICE OF HEARING ISSUED<br>ON 11/01/2021 TO APPEAR ON<br>11/16/2021 FOR HEARING.<br><br>GIVEN UNTIL 01/31/2022 TO<br>OBTAIN COMPLIANCE OR TO<br>APPEAR ON 02/01/2022 FOR<br>HEARING IF NOT IN<br>COMPLIANCE.<br><br>AMENDED FINAL ORDER.<br>GIVEN UNTIL 05/02/2022 (90<br>DAYS) TO OBTAIN<br>COMPLIANCE OR TO APPEAR<br>ON 05/03/2022 FOR HEARING IF<br>NOT IN COMPLIANCE.<br><br>AMENDED FINAL ORDER.<br>GIVEN UNTIL 10/31/2022 (90<br>DAYS) TO OBTAIN<br>COMPLIANCE OR TO APPEAR<br>ON 11/01/2022 FOR HEARING IF<br>NOT IN COMPLIANCE.<br><br>AMENDED FINAL ORDER; |
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|     |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>GIVEN UNTIL 02/05/2023 TO COMPLY OR TO APPEAR ON 02/06/2023 FOR HEARING IF NOT IN COMPLIANCE.</p> <p>AMENDED FINAL ORDER; GIVEN UNTIL 07/31/2023 TO COMPLY OR TO APPEAR ON 08/01/2023 FOR HEARING IF NOT IN COMPLIANCE.</p> <p>AMENDED FINAL ORDER; GIVEN UNTIL 12/31/2023 TO OTBAIN COMPLIANCE OR TO APPEAR ON 01/02/2024 FOR HEARING IF NOT IN COMPLIANCE.</p> <p>AMENDED FINAL ORDER; GIVEN UNTIL 04/02/2024 TO COMPLY OR TO APPEAR ON 04/03/2024 FOR HEARING IF NOT IN COMPLIANCE.</p>                                                                                                          |
| 2.2 | <p><b>CASE</b><br/><b>2023-096</b></p> | <p><b>OWNER(S):</b> CUARTAS, ANDRES FELIPE<br/>ARANGO, ALEXANDRA<br/><b>ADDRESS:</b> 6301 SW 186 WAY<br/><b>FOLIO:</b> 5139 01 02 0140<br/><b>VIOLATION(S):</b> <b>1. TSWR CODE 045-030(G)(4)</b><br/>ONLY ONE (1) GUESTHOUSE SHALL BE PERMITTED PER PLOT, AND IT MAY NOT BE RENTED, LEASED, OR SOLD SEPARATELY FROM OVERALL PROPERTY. A GUESTHOUSE SHALL NOT CONTAIN, NOR BE DESIGNED TO CONTAIN, A STOVE OR RANGE, A DISHWASHER, OR MORE THAN ONE (1) REFRIGERATOR.</p> <p><b>2. TSWR CODE SEC. 005-080(A)</b> WORK WITHOUT A PERMIT, ACCESSORY STRUCTURE WITHOUT A PERMIT.</p> | <p><b>STATUS:</b><br/>NOTICE OF VIOLATION ISSUED ON 03/27/2023.</p> <p>NOTICE OF HEARING ISSUED ON 05/09/2023 TO APPEAR ON 06/06/2023 FOR HEARING.</p> <p>ADMITTED VIOLATION; GIVEN UNTIL 09/06/2023 TO COMPLY OR TO APPEAR ON 09/07/2023 FOR HEARING 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 UNTIL 10/02/2023 TO COMPLY OR TO APPEAR FOR HEARING ON 10/03/2023 IF NOT IN COMPLIANCE.</p> <p>AMENDED FINAL ORDER: GIVEN UNTIL 11/06/2023 TO COMPLY OR TO APPEAR FOR HEARING ON 11/07/2023 IF NOT IN COMPLIANCE.</p> |

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|     |                                        |                                                                                                                                                                                                                                                                                                                                                                   | <p>AMENDED FINAL ORDER;<br/>GIVEN UNTIL 01/01/2024 TO COMPLY OR TO APPEAR ON 01/02/2024 FOR HEARING IF NOT IN COMPLIANCE</p> <p>AMENDED FINAL ORDER;<br/>GIVEN UNTIL 02/05/2024 TO COMPLY OR TO APPEAR ON 02/06/2024 FOR HEARING IF NOT IN COMPLIANCE</p> <p>AMENDED FINAL ORDER;<br/>GIVEN UNTIL 04/02/2024 TO COMPLY OR TO APPEAR ON 04/03/2024 FOR HEARING IF NOT IN COMPLIANCE</p>                                                                                                                                                                                                                                                                                                      |
| 2.3 | <p><b>CASE</b><br/><b>2023-220</b></p> | <p><b>OWNER(S):</b> MUSTANG TRAIL RANCH USA LLC<br/> <b>ADDRESS:</b> 13900 MUSTANG TRL<br/> <b>FOLIO:</b> 5140 03 01 0452<br/> <b>VIOLATION(S):</b> <b>1)TSWR CODE SEC. 005-080(A)</b> WORK WITHOUT A PERMIT, FILLING PROPERTY WITHOUT A PERMIT.</p> <p><b>2)TSWR CODE SEC. 005-080(A)</b> WORK WITHOUT A PERMIT, BUILT ACCESSORY STRUCTURE WITHOUT A PERMIT.</p> | <p><b>STATUS:</b><br/>NOTICE OF VIOLATION ISSUED ON 06/15/2023.<br/>NOTICE OF HEARING ISSUED ON 07/06/2023 TO APPEAR ON 08/01/2023 FOR HEARING.</p> <p>FOUND IN VIOLATION;<br/>GIVEN UNTIL 09/06/2023 TO COMPLY OR TO APPEAR ON 09/07/2023 FOR HEARING IF NOT IN COMPLIANCE.<br/>A FINE IN THE AMOUNT OF \$150.00 A DAY PER VIOLATION WILL BE APPLIED AFTER THAT.</p> <p>AMENDED FINAL ORDER;<br/>GIVEN UNTIL 10/02/2023 TO COMPLY OR TO APPEAR FOR HEARING ON 10/03/2023 IF NOT IN COMPLIANCE.</p> <p>AMENDED FINAL ORDER;<br/>GIVEN UNTIL 11/06/2023 TO COMPLY OR TO APPEAR FOR HEARING ON 11/07/2023 IF NOT IN COMPLIANCE.</p> <p>AMENDED FINAL ORDER;<br/>GIVEN UNTIL 01/01/2024 TO</p> |

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|     |                                        |                                                                                                                                                                                                                                                                                                                   | <p>COMPLY OR TO APPEAR ON 01/02/2024 FOR HEARING IF NOT IN COMPLIANCE</p> <p>AMENDED FINAL ORDER; GIVEN UNTIL 02/05/2024 TO COMPLY OR TO APPEAR ON 02/06/2024 FOR HEARING IF NOT IN COMPLIANCE</p> <p>AMENDED FINAL ORDER; GIVEN UNTIL 03/04/2024 TO COMPLY OR TO APPEAR ON 03/05/2024 FOR HEARING IF NOT IN COMPLIANCE</p> <p>AMENDED FINAL ORDER; GIVEN UNTIL 04/02/2024 TO COMPLY OR TO APPEAR ON 04/03/2024 FOR HEARING IF NOT IN COMPLIANCE.</p> |
| 2.4 | <p><b>CASE</b><br/><b>2023-450</b></p> | <p><b>OWNER(S):</b> FRANCIS, YENDE<br/> <b>ADDRESS:</b> 5204 SW 198 TERRACE<br/> <b>FOLIO:</b> 5039 35 08 0150<br/> <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 045-030(C)</b><br/> VEHICLES MAY BE PARKED OR STORED ONLY AS AN ACCESSORY USE TO PERMANENT DWELLING. PARKING AND STORING VEHICLES ON THE PROPERTY.</p> | <p><b>STATUS:</b><br/>NOTICE OF VIOLATION ISSUED ON 11/17/2023.</p> <p>NOTICE OF HEARING ISSUED ON 01/09/2024 TO APPEAR ON 02/06/2024 FOR HEARING.</p> <p>ADMITTED VIOLATION. GIVEN UNTIL 04/02/204 TO COMPLY OR TO APPEAR ON 04/03/2024 FOR HEARING IF NOT IN COMPLIANCE. ADMINISTRATIVE FEE WAS WAIVED.</p>                                                                                                                                         |
| 2.5 | <p><b>CASE</b><br/><b>2024-026</b></p> | <p><b>OWNER(S):</b> TWO SISTERS NURSERY INC<br/> <b>ADDRESS:</b> 5879 SW 178 AVE<br/> <b>FOLIO:</b> 5040 31 01 0390<br/> <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080 (A)</b><br/> WORK WITHOUT PERMIT, WORKING ON PROPERTY WITHOUT APPROVAL OR PERMIT</p>                                                      | <p><b>STATUS:</b><br/>NOTICE OF VIOLATION ISSUED ON 1/25/2024.</p> <p>NOTICE OF HEARING ISSUED ON 02/07/2024 TO APPEAR ON 03/05/2024 FOR HEARING.</p> <p>ADMITTED VIOLATION, COMPLIANCE BY APRIL 2<sup>ND</sup> OR APPEAR AT THE APRIL 3<sup>RD</sup> HEARING. IF NOT IN COMPLIANCE, A FINE OF \$150 PER DAY WILL BE IMPOSED.</p>                                                                                                                     |

### 3. NEW CASES

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| 3.1 | <p><b>CASE</b><br/><b>2023-422</b></p> | <p><b>OWNER(S):</b> CID, RIGOBERTO &amp; AMPARO<br/> <b>ADDRESS:</b> SW 210 TER<br/> <b>FOLIO:</b> 5039 34 11 0010<br/> <b>VIOLATION(S):</b> <b>TSWR SEC. 045-050, 045-060</b><br/>         UNAUTHORIZED USE OF PROPERTY.<br/>         OPERATING A COMMERCIAL LANDSCAPING<br/>         OPERATION FROM PROPERTY.</p>                                                                                    | <p><b>STATUS:</b><br/>         NOTICE OF VIOLATION<br/>         ISSUED ON 10/13/2023.</p> <p>NOTICE OF HEARING ISSUED<br/>         ON 12/27/2023 TO APPEAR ON<br/>         02/06/2024 FOR HEARING.</p> <p>ORDER OF CONTINUANCE<br/>         GRANTED</p> <p>CONTINUANCE GRANTED, TO<br/>         APPEAR ON APRIL 3<sup>RD</sup>, 2024<br/>         HEARING.</p> |
| 3.2 | <p><b>CASE</b><br/><b>2024-058</b></p> | <p><b>OWNER(S):</b> LANDSCAPING PEOPLE INC<br/> <b>ADDRESS:</b> 17451 SW 46 STREET<br/> <b>FOLIO:</b> 5040 30 00 0390<br/> <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080</b><br/>         WORK WITHOUT PERMITS, FILLING OR<br/>         GRADING WITHOUT APPROVAL OR PERMITS.</p>                                                                                                                      | <p><b>STATUS:</b><br/>         NOTICE OF VIOLATION<br/>         ISSUED ON 02/07/2024.</p> <p>NOTICE OF HEARING ISSUED<br/>         ON 03/01/2024 TO APPEAR ON<br/>         04/03/2024 FOR HEARING.</p>                                                                                                                                                         |
| 3.3 | <p><b>CASE</b><br/><b>2024-089</b></p> | <p><b>OWNER(S):</b> ATLAS INVESTMENTS LLC<br/> <b>ADDRESS:</b> 4680 SW 148 AVE<br/> <b>FOLIO:</b> 5040 27 01 0242<br/> <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 035-080 (D),</b><br/> <b>045-050, &amp; 045-060</b> ASSEMBLY SHALL BE<br/>         DEEMED AN ACCESSORY USE OF AN<br/>         OCCUPIED SINGLE-FAMILY DETACHED<br/>         RESIDENCE. (FOR ASSEMBLY HELD ON<br/>         11/27/2022)</p> | <p><b>STATUS:</b><br/>         NOTICE OF HEARING ISSUED<br/>         ON 03/12/2024 TO APPEAR ON<br/>         04/03/2024 FOR HEARING.</p>                                                                                                                                                                                                                       |
| 3.4 | <p><b>CASE</b><br/><b>2024-090</b></p> | <p><b>OWNER(S):</b> ATLAS INVESTMENTS LLC<br/> <b>ADDRESS:</b> 4680 SW 148 AVE<br/> <b>FOLIO:</b> 5040 27 01 0242<br/> <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 035-080 (D),</b><br/> <b>045-050, &amp; 045-060</b> ASSEMBLY SHALL BE<br/>         DEEMED AN ACCESSORY USE OF AN<br/>         OCCUPIED SINGLE-FAMILY DETACHED<br/>         RESIDENCE. (FOR ASSEMBLY HELD ON<br/>         12/01/2022)</p> | <p><b>STATUS:</b><br/>         NOTICE OF HEARING ISSUED<br/>         ON 03/12/2024 TO APPEAR ON<br/>         04/03/2024 FOR HEARING.</p>                                                                                                                                                                                                                       |
| 3.5 | <p><b>CASE</b><br/><b>2024-091</b></p> | <p><b>OWNER(S):</b> ATLAS INVESTMENTS LLC<br/> <b>ADDRESS:</b> 4680 SW 148 AVE<br/> <b>FOLIO:</b> 5040 27 01 0242<br/> <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 035-080 (D),</b><br/> <b>045-050, &amp; 045-060</b> ASSEMBLY SHALL BE<br/>         DEEMED AN ACCESSORY USE OF AN<br/>         OCCUPIED SINGLE-FAMILY DETACHED<br/>         RESIDENCE. (FOR ASSEMBLY HELD ON<br/>         12/02/2022)</p> | <p><b>STATUS:</b><br/>         NOTICE OF HEARING ISSUED<br/>         ON 03/12/2024 TO APPEAR ON<br/>         04/03/2024 FOR HEARING.</p>                                                                                                                                                                                                                       |

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| 3.6 | CASE<br>2024-092 | OWNER(S): ATLAS INVESTMENTS LLC<br>ADDRESS: 4680 SW 148 AVE<br>FOLIO: 5040 27 01 0242<br>VIOLATION(S): <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. (FOR ASSEMBLY HELD ON 12/15/2022) | STATUS:<br>NOTICE OF HEARING ISSUED ON 03/12/2024 TO APPEAR ON 04/03/2024 FOR HEARING. |
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- 4. CITATIONS
- 5. RE-HEARINGS
- 6. FORECLOSURE REQUESTS
- 7. REPEAT VIOLATION

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).