

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
JUNE 6TH, 2023
9:00 A.M.

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

2.1	CASE 2023-074	OWNER(S): MARCOS A DELGADO CORP % LUIS VIGOA ADDRESS: 18901 SW 57 CT FOLIO: 5039 36 10 0470 VIOLATION(S): TSWR CODE SEC. 020-040(D) 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. 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. A FINE IN THE AMOUNT OF \$150.00 A DAY IS IMPOSED AS OF 05/16/2023. \$150.00 ADMINISTRATIVE COST
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3. **NEW CASES**

3.1	CASE 2023-029	OWNER(S): SHI, ANDY ADDRESS: 5101 S FLAMINGO RD FOLIO: 5040 35 01 0072 VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, FILLING OR GRADING WITHOUT APPROVAL OR PERMITS.	STATUS: NOTICE OF VIOLATION ISSUED ON 01/26/2023. NOTICE OF HEARING ISSUED ON 04/25/2023 TO APPEAR ON 06/06/2023 FOR HEARING. ADMITTED VIOLATION; GIVEN UNTIL 09/06/2023 TO COMPLY OR TO APPEAR ON 09/07/2023 FOR HEARING IF NOT IN COMPLIANCE.
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			A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT. WAIVED ADMINISTRATIVE COST.
3.2	CASE 2023-033	<p>OWNER(S): GONZALEZ BARAZARTE, ELIO JESUS ADDRESS: 5210 SW 201 TERR FOLIO: 5039 35 05 0340 VIOLATION(S): 1. TSWR SEC.045-030 (F)(3)(a) ONE (1) LIVESTOCK IS ALLOWED FOR EACH TEN THOUSAND (10,000) SQUARE FEET OF PLOT AREA.</p> <p>2. TSWR CODE SEC. 045-100(C) 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>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 01/31/2023.</p> <p>NOTICE OF HEARING ISSUED ON 04/20/2023 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. WAIVED ADMINISTRATIVE COST.</p>
3.3	CASE 2023-045	<p>OWNER(S): LEVINSON, BETTY ADDRESS: W PALOMINO DR FOLIO: 5040 27 01 0231 VIOLATION(S): TSWR CODE SEC. 020-040 (A) PROPERTY TO BE KEPT FREE OF JUNK, UNMAINTAINED STRUCTURES. IT SHALL BE THE RESPONSIBILITY OF ALL PROPERTY OWNERS IN THE TOWN TO MAINTAIN THEIR PROPERTY AND CONTINGUOUS SWALE FREE OF JUNK VEHICLE AND VESSELS, JUNK ITEMS, GARBAGE, TRASH, LITTER, DEBRIS AND UNMAINTAINED BUILDING OR STRUCTURES. LARGE PILE OF VEGETATIVE DEBRIS ON THE PROPERTY.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 02/08/2023.</p> <p>NOTICE OF HEARING ISSUED ON 05/01/2023 TO APPEAR ON 06/06/2023 FOR HEARING.</p> <p>COMPLIED PRIOR TO HEARING.</p>
3.4	CASE 2023-065	<p>OWNER(S): ULLOA, OSVALDO ALFONSO ULLOA, YOLASIS ADDRESS: 5201 SW 164 TERR FOLIO: 5040 32 05 0730 VIOLATION(S): 1. TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, FILLING OR GRADING WITHOUT APPROVAL OR PERMITS.</p> <p>2. TSWR CODE SEC. 045-030 (C)(1) ALL VEHICLES AND EQUIPMENT PARKED OR STORED MUST BE REGISTERED TO A</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 03/01/2023.</p> <p>NOTICE OF HEARING ISSUED ON 04/25/2023 TO APPEAR ON 06/06/2023 FOR HEARING.</p>

		PERMANENT, FULL-TIME RESIDENT OF THE PREMISES. DISMISSED	FOUND IN VIOLATION; VIOLATION #1 GIVEN UNTIL 07/05/2023 TO COMPLY OR TO APPEAR ON 07/06/2023 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT. VIOLATION#2 DISMISSED. \$150.00 ADMINITRATIVE COST.
3.5	CASE 2023-079	OWNER(S): CUARTAS, ANDRES FELIPE ARANGO, ALEXANDRA ADDRESS: 6301 SW 186 WAY FOLIO: 5139 01 02 0140 VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, FILLING OR GRADING WITHOUT APPROVAL OR PERMITS.	STATUS: NOTICE OF VIOLATION ISSUED ON 03/10/2023. NOTICE OF HEARING ISSUED ON 04/25/2023 TO APPEAR ON 06/06/2023 FOR HEARING. 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. WAIVED ADMINISTRATIVE COST.
3.6	CASE 2023-096	OWNER(S): CUARTAS, ANDRES FELIPE ARANGO, ALEXANDRA ADDRESS: 6301 SW 186 WAY FOLIO: 5139 01 02 0140 VIOLATION(S): 1. TSWR CODE 045-030(G)(4) 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. 2. TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMIT, ACCESSORY STRUCTURE WITHOUT A PERMIT.	STATUS: NOTICE OF VIOLATION ISSUED ON 03/27/2023. NOTICE OF HEARING ISSUED ON 05/09/2023 TO APPEAR ON 06/06/2023 FOR HEARING. 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. WAIVED ADMINISTRATIVE COST.

3.7	2023-128	<p>OWNER(S): EMMAUS PROPERTY HOLDINGS LLC ADDRESS: SW 210 TERR FOLIO: 5039 34 01 0572 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: COURTESY NOTICE ISSUED ON 04/21/2023. NOTICE OF VIOLATION ISSUED ON 05/08/2023. NOTICE OF HEARING ISSUED ON 05/19/2023 TO APPEAR ON 06/06/2023 FOR HEARING.</p> <p>COMPLIED PRIOR TO HEARING.</p>
3.8	CASE 2023-139	<p>OWNER(S): CRUZ, EVELYN & YSMEL ADDRESS: 5271 SW 136 AVE FOLIO: 5040 34 01 0060 VIOLATION(S): TSWR CODE SEC. 3-3 (3) A DOG SHALL BE CONSIDERED A DANGEROUS DOG IF THEY APPROACH A PERSON UPON THE STREETS, SIDEWALKS, OR ANY PUBLIC GROUNDS IN A MENACING FASHION.</p>	<p>STATUS: NOTICE OF HEARING ISSUED ON 04/25/2023 TO APPEAR ON 06/06/2023 FOR HEARING.</p> <p>CONTESTED VIOLATION; A FINE IN THE AMOUNT OF \$500.00 IS IMPOSED. \$150.00 ADMINISTRATIVE COST</p>
3.9	CASE 2023-140	<p>OWNER(S): QUINTERO, FELIX R H/E PEREZ, ADA A ADDRESS: 4910 SW 186 AVE FOLIO: 5039 25 02 0088 VIOLATION(S): TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMIT, EXPIRED PERMIT NUMBER SWR22-007285.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 04/26/2023. NOTICE OF HEARING ISSUED ON 05/08/2023 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. WAIVED ADMINISTRATIVE COST.</p>

3.10	CASE 2023-151	OWNER(S): BULL RUN CAPITAL LLC ADDRESS: 13450 STIRLING RD FOLIO: 5140 02 14 0010 VIOLATION(S): TSWR CODE SEC. 020-040(D) THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION.	STATUS: NOTICE OF VIOLATION ISSUED ON 05/01/2023. NOTICE OF HEARING ISSUED ON 05/19/2023 TO APPEAR ON 06/06/2023 FOR HEARING. COMPLIED PRIOR TO 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).