

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
JUNE 27TH, 2023
10:00 A.M.

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

3.1	CASE 2023-108	<p>OWNER(S): INVESTMENT MANAGEMENT MARLA LLC ADDRESS: 6540 MELALEUCA RD FOLIO: 5140 02 01 0173 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.</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 04/04/2023.</p> <p>NOTICE OF HEARING ISSUED ON 04/19/2023 TO APPEAR ON 05/04/2023 FOR HEARING.</p> <p>ORDER OF CONTINUANCE TO APPEAR ON 06/06/2023 FOR HEARING.</p> <p>VIOLATION #1 CONTESTED VIOLATION COMBINED WITH CODE CASE 2023-118</p> <p>VIOLATION #2 ADMITTED VIOLATION; GIVEN 60 DAYS TO COMPLY BY 09/06/2023 OR TO APPEAR FOR HEARING ON 09/07/2023 IF NOT IN COMPLIANCE.</p>
3.2	CASE 2023-118	<p>OWNER(S): INVESTMENT MANAGEMENT MARLA LLC ADDRESS: 6540 MELALEUCA RD FOLIO: 5140 02 01 0173 VIOLATION(S): TSWR 1) SEC. 045-050, 045-060, 005-120 2) 005-080 3) 005-080 4) 005-080 5) 005-080</p> <p>1) OPERATING A PRIMARILY COMMERCIAL OPERATION FROM A RESIDENTIALLY ZONED PROPERTY. CERTIFICATE OF USE IS NULL AND VOID DUE TO VIOLATION OF CS/HB 403 AND F.S. 559.955 (HOME-BASED BUSINESS) REQUIREMENTS.</p> <p>a. ACTIVITIES OF HOME-BASED BUSINESS MUST BE SECONDARY USE TO THE</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 04/17/2023.</p> <p>NOTICE OF HEARING ISSUED ON 05/09/2023 TO APPEAR ON 06/06/2023 FOR HEARING.</p> <p>VIOLATION #1 CONTESTED GIVEN 14 DAYS TO GET TRANSCRIPTS FROM CODE HEARING AND 30 DAYS AFTER THAT TO PROVIDE A BRIEF.</p>

		<p>PROPERTY'S USE AS A RESIDENTIAL DWELLING.</p> <p>b. THE BUSINESS EMPLOYEES WHO WORK AT THE RESIDENTIAL DWELLING MUST ALSO RESIDE IN THE RESIDENTIAL DWELLING ASIDE FROM TWO EMPLOYEES THAT MAY NOT RESIDE AT THE RESIDENTIAL DWELLING.</p> <p>c. PARKING RELATED TO BUSINESS MAY NOT GENERATE A NEED FOR PARKING GREATER IN VOLUME THAN A SIMILAR RESIDENCE WHERE NO BUSINESS IS CONDUCTED. VEHICLES MUST NOT BE PARKED IN SPACES THAT ARE LOCATED IN THE RIGHT OF WAY OR ON ANY UNIMPROVED SURFACE.</p> <p>d. BUSINESS ACTIVITIES MUST COMPLY WITH LOCAL REGULATIONS. (NOISE, NOXIOUS ODORS.)</p> <p>e. BUSINESS ACTIVITIES MUST COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS CONCERNING THE USE, STORAGE, OR DISPOSAL OF HAZARDOUS MATERIALS.</p> <p>f. AS VIEWED FROM THE STREET, THE RESIDENTIAL PROPERTY MUST BE CONSISTENT WITH THE USES OF THE RESIDENTIAL AREAS THAT SURROUND THE PROPERTY. ANY EXTERNAL MODIFICATIONS MUST CONFORM TO THE RESIDENTIAL CHARACTER AND ARCHITECTURAL AESTHETICS OF THE NEIGHBORHOOD.</p> <p>2) WORK WITHOUT ANY APPROVAL OR PERMIT. TO WIT: MULTIPLE STRUCTURES ON SITE WERE BUILT OR INSTALLED WITHOUT PERMITS OR ANY INSPECTIONS FOR MECHANICAL, STRUCTURAL, ELECTRICAL OR PLUMBING.</p> <p>3) WORK WITHOUT APPROVAL OR PERMIT. DRIVEWAY AND CONCRETE SLABS FOR STRUCTURES.</p> <p>4) WORK WITHOUT APPROVAL OR PERMITS. INTERIOR REMODEL OF PRINCIPAL STRUCTURE. DISMISSED</p> <p>5) WORK WITHOUT APPROVAL OR PERMITS. GAZEBO STRUCTURE IN POOL AREA.</p>	<p>VIOLATION #2 ADMITTED VIOLATION</p> <p>VIOLATION #3 ADMITTED VIOLATION</p> <p>VIOLATION #4 DISMISSED VIOLATION</p> <p>VIOLATION #5 ADMITTED VIOLATION</p> <p>GIVEN 60 DAY TO COMPLY BY 09/06/2023 OR TO APPEAR FOR HEARING ON 09/07/2023 IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT.</p>
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3.3	CASE 2023-138	OWNER(S): INVESTMENT MANAGEMENT MARLA LLC ADDRESS: 6540 MELALEUCA RD FOLIO: 5140 02 01 0173 VIOLATION(S): TSWR SEC 020-030 (A) 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.	STATUS: NOTICE OF HEARING ISSUED ON 04/21/2023 TO APPEAR ON 05/04/2023 FOR HEARING. ORDER OF CONTINUANCE TO APPEAR ON 06/06/2023 FOR HEARING. ADMITTED VIOLATION; A FINE IN THE AMOUNT OF \$3,500.00 IS IMPOSED. WAIVED ADMINISTRATIVE COST.
3.4	CASE 2023-217	OWNER(S): HASLEM, UDONIS UDONIS HASLEM REV TR ADDRESS: 5450 SW 192 TERR FOLIO: 5039 36 11 0130 VIOLATION(S): TSWR CODE SEC. 3-3 (2)(3) A DOG SHALL BE CONSIDERED A DANGEROUS DOG IF THEY HAVE KILLED OR AGGRESSIVELY BITTEN, ATTACKED, ENDANGERED, OR INFLICTED INJURY TO A DOMESTIC ANIMAL WHILE UNPROVOKED AND OFF THE OWNER'S PROPERTY. 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.	STATUS: NOTICE OF HEARING ISSUED ON 06/14/2023 TO APPEAR ON 06/27/2023 FOR HEARING. FOUND IN VIOLATION; A FINE IN THE AMOUNT OF \$1,000.00 IS IMPOSED. \$150.00 ADMINISTRATIVE COST.

- 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).