

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  
DECEMBER 5<sup>TH</sup>, 2023  
9:00 A.M.**

**1. CALL SESSION TO ORDER**

**2. NON-COMPLIANCE CASE(S) & IMPOSITION OF PENALTY/LIEN**

2.1	<b>CASE 2023-029</b>	<b>OWNER(S):</b> SHI, ANDY <b>ADDRESS:</b> 5101 S FLAMINGO RD <b>FOLIO:</b> 5040 35 01 0072 <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 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 A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT.  AMENDED FINAL ORDER; GIVEN UNTIL 12/04/2023 TO COMPLY OR TO APPEAR FOR HEARING ON 12/05/2023 IF NOT IN COMPLIANCE.  <b>COMPLIED PRIOR TO HEARING.</b>
2.2	<b>CASE 2023-118</b>	<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 1) SEC. 045-050, 045-060, 005-120 2) 005-080 3) 005-080 4) 005-080 5) 005-080</b>  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.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 04/17/2023.  NOTICE OF HEARING ISSUED ON 05/09/2023 TO APPEAR ON 06/06/2023 FOR HEARING.  VIOLATION #1 CONTESTED GIVEN 14 DAYS TO GET TRANSCRIPTS FROM CODE HEARING AND 30 DAYS AFTER THAT TO PROVIDE A

		<p>a. ACTIVITIES OF HOME-BASED BUSINESS MUST BE SECONDARY USE TO THE 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. <b>DISMISSED</b></p> <p>5) WORK WITHOUT APPROVAL OR PERMITS. GAZEBO STRUCTURE IN POOL AREA.</p>	<p>BRIEF.</p> <p>VIOLATION #2 ADMITTED VIOLATION VIOLATION #3 ADMITTED VIOLATION VIOLATION #4 DISMISSED VIOLATION #5 ADMITTED VIOLATION 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> <p>ORDER OF CONTINUANCE TO APPEAR ON 11/07/2023 FOR HEARING.</p> <p>FOUND IN VIOLATION; VIOLATION #1 GIVEN UNTIL 12/04/2023 TO COMPLY OR A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT.</p> <p><b>MOTION FILED BY OPPOSING COUNCIL DENIED.</b></p> <p><b>A FINE IN THE AMOUNT OF \$150.00 A DAY IS IMPOSED AS OF 12/05/2023.</b></p>
--	--	--	---

2.3	CASE 2023-262	OWNER(S): FIGUEROA, JOSE M & TANIA B ADDRESS: 6241 SW 185 WAY FOLIO: 5139 01 02 0110 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 07/12/2023.  NOTICE OF HEARING ISSUED ON 10/24/2023 TO APPEAR ON 11/07/2023 FOR HEARING.  FOUND IN VIOLATION; GIVEN UNTIL 12/04/2023 TO COMPLY OR TO APPEAR FOR IMPOSITION HEARING ON 12/05/23. A FINE IN THE AMOUNT OF \$150.00 PER DAY WILL BE APPLIED AFTER THAT.  \$150.00 ADMINISTRATIVE COST  <b>A FINE IN THE AMOUNT OF \$150.00 A DAY IS IMPOSED AS OF 12/05/2023. \$150.00 ADMINISTRATIVE COST.</b>
2.4	CASE 2023-416	OWNER(S): NAPOLES, MADELAINE NAPOLES, VANLER ADDRESS: 5521 SW 164 TER FOLIO: 504032050280 VIOLATION(S): <b>SWR CODE SEC. 005-080 (A)</b> WORK WITHOUT PERMIT, ACCESSORY STRUCTURE ON PROPERTY WITHOUT APPROVAL OR PERMIT	STATUS: NOTICE OF VIOLATION ISSUED ON 09/26/2023.  NOTICE OF HEARING ISSUED ON 10/24/2023 TO APPEAR ON 11/07/2023 FOR HEARING.  ADMITTED VIOLATION; GIVEN UNTIL 12/04/2023 TO COMPLY OR TO APPEAR ON 12/05/2023 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT. WAIVED ADMINISTRATIVE COST.  <b>RESCHEDULED FOR JANUARY HEARING.</b>

### 3. NEW CASES

<p><b>3.1</b></p>	<p><b>CASE 2023-304</b></p>	<p><b>OWNER(S):</b> SEDENO, EDDY J &amp; LOURDES G  <b>ADDRESS:</b> SW 70 PL  <b>FOLIO:</b> 514006030053  <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>          NOTICE OF VIOLATION ISSUED ON 07/31/2023.</p> <p>NOTICE OF HEARING ISSUED ON 11/21/2023 TO APPEAR ON 12/05/2023 FOR HEARING.</p> <p><b>ADMITTED VIOLATION:          GIVEN UNTIL 1/01/2023 TO COMPLY OR TO APPEAR ON 1/02/2023 FOR HEARING IF NOT IN COMPLIANCE.          A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT.          WAIVED ADMINISTRATIVE COST.</b></p>
<p><b>3.2</b></p>	<p><b>CASE 2023-313</b></p>	<p><b>OWNER(S):</b> ESPINOZA, LUIS A CALAGUA SOLIS, LITA R  <b>ADDRESS:</b> 14251 MUSTANG TRL  <b>FOLIO:</b> 514003010351  <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>          NOTICE OF VIOLATION ISSUED ON 08/06/2023.</p> <p>NOTICE OF HEARING ISSUED ON 11/22/2023 TO APPEAR ON 12/05/2023 FOR HEARING.</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>
<p><b>3.3</b></p>	<p><b>CASE 2023-327</b></p>	<p><b>OWNER(S):</b> ORTIZ, RUDY M  <b>ADDRESS:</b> 14100 STIRLING RD  <b>FOLIO:</b> 514003010023  <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>          COURTESY NOTICE ISSUED ON 08/09/2023.</p> <p>NOTICE OF VIOLATION ISSUED ON 09/12/2023.</p> <p>NOTICE OF HEARING ISSUED ON 11/22/2023 TO APPEAR ON 12/05/2023 FOR HEARING.</p> <p><b>GIVEN UNTIL 1/01/2023 TO COMPLY OR TO APPEAR ON 1/02/2023 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></p>

3.4	CASE 2023-360	<b>OWNER(S):</b> QUINTERO, JORGE L JR QUINTERO, JENNIFER M <b>ADDRESS:</b> 4921 SW 198 TER <b>FOLIO:</b> 503935080050 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 045-030(C)(4)(a), SEC. 045-030(C)(1)</b> 1) STORAGE OF COMMERCIAL VEHICLES EXCEEDING (1) 2) STORAGE OF VEHICLES NOT REGISTERED TO PROPERTY OR PROPERTY OWNERS.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 08/17/2023.  NOTICE OF HEARING ISSUED ON 11/21/2023 TO APPEAR ON 12/05/2023 FOR HEARING.  <b>COMPLIED PRIOR TO HEARING.</b>
3.5	CASE 2023-418	<b>OWNER(S):</b> LUXURY CONSTRUCTION GROUP LLC <b>ADDRESS:</b> 17401 SW 56 ST <b>FOLIO:</b> 504031010492 <b>VIOLATION(S):</b> <b>TSWR CODE SEC.005-080(A)</b> WORK WITHOUT PERMITS, FILLING OR GRADING WITHOUT APPROVAL OR PERMITS.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 10/04/2023.  NOTICE OF HEARING ISSUED ON 11/22/2023 TO APPEAR ON 12/05/2023 FOR HEARING.  <b>ADMITTED VIOLATION: GIVEN UNTIL 2/05/2023 TO COMPLY OR TO APPEAR ON 2/06/2023 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT. WAIVED ADMINISTRATIVE COST.</b>
3.6	CASE 2023-453	<b>OWNER(S):</b> HUANG, XIANG <b>ADDRESS:</b> 18180 SW 66 CT <b>FOLIO:</b> 5140 06 03 0013 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 3-3 (2)</b> 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.	<b>STATUS:</b> NOTICE OF HEARING ISSUED ON 11/27/2023.  <b>SETTLED PRIOR TO HEARING.</b>

#### 4. CITATIONS

**5. RE-HEARINGS:**

<p>5.1</p>	<p>2020-467</p>	<p><b>OWNER(S):</b> STIRLING ESTATE TR GORDON, JOAN TR  <b>ADDRESS:</b> 13851 STIRLING ROAD  <b>FOLIO:</b> 5040 34 01 0140  <b>VIOLATION(S):</b> <b>TSWR SEC. 020-040 (D)</b>  IT SHALL BE THE RESPONSIBILITY OF ALL OWNERS OF PARCELS OF LAND TO MAINTAIN SUCH LANDS AND CONTIGUOUS SWALES FREE OF OVERGROWN GROUNDCOVER HEDGES AND GROUNDCOVER AND FREE OF ANY AND ALL ENCUMBRANCES.</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED 11/30/2020.  NOTICE OF HEARING AND VIRTUAL HEARING INSTRUCTIONS ISSUED 01/08/2021 TO APPEAR ON 02/02/2021.</p> <p>FOUND IN VIOLATION; GIVEN 10 DAYS TO COMPLY BY CUTTING ALL OVERGROWTH BY 02/12/2021 OR TO APPEAR ON 03/02/2021 FOR HEARING IF NOT IN COMPLIANCE. AFTER 02/12/2021 IN THE AMOUNT OF \$150.00 PER DAY WILL BE IMPOSED.</p> <p>FINAL ORDER AND VIRTUAL HEARING INSTRUCTIONS SENT VIA MAIL 02/05/2021.</p> <p>ORDER IMPOSING MUNICIPAL CODE ENFORCEMENT LIEN AND ADMINISTRATIVE FINE AFTER 02/12/2021 AMOUNT OF \$150.00 PER DAY IMPOSED.</p> <p>NOTICE OF HEARING ISSUED ON 10/11/2021 TO APPEAR ON 11/02/2021 FOR HEARING.</p> <p>NOTICE OF HEARING ISSUED ON 11/01/2021 TO APPEAR ON 11/16/2021 FOR HEARING.</p> <p><b>MOTION DENIED.</b></p>
------------	-----------------	--	--

**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).