

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 - HIPLER
APRIL 30TH, 2025

- 1. CALL SESSION TO ORDER**
- 2. NON-COMPLIANCE CASE(S) & IMPOSITION OF PENALTY/LIEN**
- 3. NEW CASES**
- 4. CITATIONS**
- 5. RE-HEARINGS**
- 6. FORECLOSURE REQUESTS**

6.1	CASE 2024-089	OWNER(S): ATLAS INVESTMENTS LLC ADDRESS: 4680 SW 148 AVE FOLIO: 5040 27 01 0242 VIOLATION(S): TSWR CODE SEC. 035-080 (D), 045-050, & 045-060 ASSEMBLY SHALL BE DEEMED AN ACCESSORY USE OF AN OCCUPIED SINGLE-FAMILY DETACHED RESIDENCE. (FOR ASSEMBLY HELD ON 11/27/2022)	STATUS: NOTICE OF HEARING ISSUED ON 03/12/2024 TO APPEAR ON 04/03/2024 FOR HEARING. CONTINUANCE GRANTED, TO APPEAR ON MAY 7 TH , 2024 HEARING. MAY 2024 HEARING RESCHEDULED. NOTICE OF HEARING ISSUED ON 04/23/2024 TO APPEAR ON 06/05/2024 FOR HEARING. FOUND IN VIOLATION. A FINE IN THE AMOUNT OF \$1,000.00 IS IMPOSED.
6.2	CASE 2024-090	OWNER(S): ATLAS INVESTMENTS LLC ADDRESS: 4680 SW 148 AVE FOLIO: 5040 27 01 0242 VIOLATION(S): TSWR CODE SEC. 035-080 (D), 045-050, & 045-060 ASSEMBLY SHALL BE DEEMED AN ACCESSORY USE OF AN OCCUPIED SINGLE-FAMILY DETACHED RESIDENCE. (FOR ASSEMBLY HELD ON 12/01/2022)	STATUS: NOTICE OF HEARING ISSUED ON 03/12/2024 TO APPEAR ON 04/03/2024 FOR HEARING. CONTINUANCE GRANTED, TO APPEAR ON MAY 7 TH , 2024 HEARING. MAY 2024 HEARING RESCHEDULED. NOTICE OF HEARING ISSUED ON 04/26/2024 TO APPEAR ON 06/05/2024 FOR HEARING. FOUND IN VIOLATION. A FINE IN THE AMOUNT OF \$1,000.00 IS IMPOSED.

6.3	CASE 2024-091	<p>OWNER(S): ATLAS INVESTMENTS LLC ADDRESS: 4680 SW 148 AVE FOLIO: 5040 27 01 0242 VIOLATION(S): TSWR CODE SEC. 035-080 (D), 045-050, & 045-060 ASSEMBLY SHALL BE DEEMED AN ACCESSORY USE OF AN OCCUPIED SINGLE-FAMILY DETACHED RESIDENCE. (FOR ASSEMBLY HELD ON 12/02/2022)</p>	<p>STATUS: NOTICE OF HEARING ISSUED ON 03/12/2024 TO APPEAR ON 04/03/2024 FOR HEARING.</p> <p>CONTINUANCE GRANTED, TO APPEAR ON MAY 7TH , 2024 HEARING.</p> <p>MAY 2024 HEARING RESCHEDULED. NOTICE OF HEARING ISSUED ON 04/26/2024 TO APPEAR ON 06/05/2024 FOR HEARING.</p> <p>FOUND IN VIOLATION. A FINE IN THE AMOUNT OF \$1,000.00 IS IMPOSED.</p>
6.4	CASE 2024-092	<p>OWNER(S): ATLAS INVESTMENTS LLC ADDRESS: 4680 SW 148 AVE FOLIO: 5040 27 01 0242 VIOLATION(S): TSWR CODE SEC. 035-080 (D), 045-050, & 045-060 ASSEMBLY SHALL BE DEEMED AN ACCESSORY USE OF AN OCCUPIED SINGLE-FAMILY DETACHED RESIDENCE. (FOR ASSEMBLY HELD ON 12/15/2022)</p>	<p>STATUS: NOTICE OF HEARING ISSUED ON 03/12/2024 TO APPEAR ON 04/03/2024 FOR HEARING.</p> <p>CONTINUANCE GRANTED, TO APPEAR ON MAY 7TH , 2024 HEARING.</p> <p>MAY 2024 HEARING RESCHEDULED. NOTICE OF HEARING ISSUED ON 04/26/2024 TO APPEAR ON 06/05/2024 FOR HEARING.</p> <p>FOUND IN VIOLATION. A FINE IN THE AMOUNT OF \$1,000.00 IS IMPOSED.</p>

7. REPEAT VIOLATION

7.1	CASE 2025-146	<p>OWNER(S): ATLAS INVESTMENTS LLC ADDRESS: 4680 SW 148 AVE FOLIO: 5040 27 01 0242 VIOLATION(S): TSWR CODE SEC. 035-080 (D), 045-050, & 045-060 ASSEMBLY SHALL BE DEEMED AN ACCESSORY USE OF AN OCCUPIED SINGLE-FAMILY DETACHED RESIDENCE. (FOR ASSEMBLY HELD ON 04/03/2025)</p>	<p>STATUS: NOTICE OF HEARING ISSUED ON 04/17/2025 TO APPEAR ON 04/30/2025 FOR HEARING.</p>
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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).