

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 - HIPLER**  
**May 16<sup>th</sup>, 2025**  
**9:00AM**

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	<b>CASE</b> <b>2024-089</b>	<b>OWNER(S):</b> ATLAS INVESTMENTS LLC <b>ADDRESS:</b> 4680 SW 148 AVE <b>FOLIO:</b> 5040 27 01 0242 <b>VIOLATION(S):</b> <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 11/27/2022)	<b>STATUS:</b> NOTICE OF HEARING ISSUED ON 03/12/2024 TO APPEAR ON 04/03/2024 FOR HEARING.  CONTINUANCE GRANTED, TO APPEAR ON MAY 7 <sup>TH</sup> , 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.  NOTICE OF FORECLOSURE HEARING ISSUED ON 04/18/2025 TO APPEAR ON 04/30/2025 FOR HEARING.  <b>PAID PRIOR TO HEARING.</b>
6.2	<b>CASE</b> <b>2024-090</b>	<b>OWNER(S):</b> ATLAS INVESTMENTS LLC <b>ADDRESS:</b> 4680 SW 148 AVE <b>FOLIO:</b> 5040 27 01 0242 <b>VIOLATION(S):</b> <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 12/01/2022)	<b>STATUS:</b> NOTICE OF HEARING ISSUED ON 03/12/2024 TO APPEAR ON 04/03/2024 FOR HEARING.  CONTINUANCE GRANTED, TO APPEAR ON MAY 7 <sup>TH</sup> , 2024 HEARING.  MAY 2024 HEARING RESCHEDULED. NOTICE OF HEARING ISSUED ON 04/26/2024 TO APPEAR ON 06/05/2024 FOR HEARING.

			<p>FOUND IN VIOLATION. A FINE IN THE AMOUNT OF \$1,000.00 IS IMPOSED.</p> <p>NOTICE OF FORECLOSURE HEARING ISSUED ON 04/18/2025 TO APPEAR ON 04/30/2025 FOR HEARING.</p> <p><b>PAID PRIOR TO HEARING.</b></p>
6.3	CASE 2024-091	<p><b>OWNER(S):</b> ATLAS INVESTMENTS LLC  <b>ADDRESS:</b> 4680 SW 148 AVE  <b>FOLIO:</b> 5040 27 01 0242  <b>VIOLATION(S):</b> <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 12/02/2022)</p>	<p><b>STATUS:</b> NOTICE OF HEARING ISSUED ON 03/12/2024 TO APPEAR ON 04/03/2024 FOR HEARING.</p> <p>CONTINUANCE GRANTED, TO APPEAR ON MAY 7<sup>TH</sup>, 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> <p>NOTICE OF FORECLOSURE HEARING ISSUED ON 04/18/2025 TO APPEAR ON 04/30/2025 FOR HEARING.</p> <p><b>PAID PRIOR TO HEARING.</b></p>
6.4	CASE 2024-092	<p><b>OWNER(S):</b> ATLAS INVESTMENTS LLC  <b>ADDRESS:</b> 4680 SW 148 AVE  <b>FOLIO:</b> 5040 27 01 0242  <b>VIOLATION(S):</b> <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)</p>	<p><b>STATUS:</b> NOTICE OF HEARING ISSUED ON 03/12/2024 TO APPEAR ON 04/03/2024 FOR HEARING.</p> <p>CONTINUANCE GRANTED, TO APPEAR ON MAY 7<sup>TH</sup>, 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>

			NOTICE OF FORECLOSURE HEARING ISSUED ON 04/18/2025 TO APPEAR ON 04/30/2025 FOR HEARING.  <b>PAID PRIOR TO HEARING.</b>
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#### 7. REPEAT VIOLATION

<b>7.1</b>	<b>CASE</b> <b>2025-146</b>	<b>OWNER(S):</b> ATLAS INVESTMENTS LLC <b>ADDRESS:</b> 4680 SW 148 AVE <b>FOLIO:</b> 5040 27 01 0242 <b>VIOLATION(S):</b> <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 04/03/2025)	<b>STATUS:</b> NOTICE OF HEARING ISSUED ON 04/17/2025 TO APPEAR ON 04/30/2025 FOR HEARING.  <b>FOUND IN VIOLATION.</b> <b>A FINE IN THE AMOUNT OF</b> <b>\$5,000.00 IS IMPOSED.</b> <b>\$150 ADMINISTRATIVE COST IS</b> <b>ORDERED.</b>
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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).