

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**  
**AUGUST 03<sup>RD</sup>, 2021**  
**9:00 A.M.**

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

2.1	<b>CASE</b> <b>2021-222</b>	<b>OWNER(S):</b> GONZALEZ BARAZARTE, ELIO JESUS <b>ADDRESS:</b> 5210 SW 201 TER <b>FOLIO:</b> 5039 35 05 0340  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080 (A)</b> ERECTION OF FIVE (5) ROOFED STRUCTURES (2 SHEDS, 2 STALLS, AND ANIMAL COOP) WITHOUT APPROVAL OR PERMIT.	<b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 02/22/2021.  NOTICE OF HEARING ISSUED ON 06/08/2021 TO APPEAR ON 07/06/2021 FOR HEARING.  GIVEN UNTIL 08/02/2021 TO OBTAIN THE PERMIT OR TO APPEAR ON 08/03/2021 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT.  <b>COMPLIED PRIOR TO  HEARING.</b>
2.2	<b>CASE</b> <b>2021-245</b>	<b>OWNER(S):</b> DE CAIRES, ANTONIO DE CAIRES, SUSANA <b>ADDRESS:</b> 5631 SW 196 LN <b>FOLIO:</b> 5039 36 07 0380  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080 (A)</b> WORK WITHOUT A PERMIT, STRUCTURE ERECTED WITHOUT APPROVAL.	<b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 03/03/2021.  NOTICE OF HEARING ISSUED ON 06/04/2021 TO APPEAR ON 07/06/2021 FOR HEARING.  ADMITTED VIOLATION; GIVEN UNTIL 08/02/2021 TO OBTAIN THE PERMIT OR TO APPEAR ON 08/03/2021 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT.

			<b>COMPLIED PRIOR TO HEARING.</b>
2.3	<b>CASE 2021-256</b>	<p><b>OWNER(S):</b> WEATHERFORD, CHYLER WILLIAM  <b>ADDRESS:</b> 18299 SW 68 CT  <b>FOLIO:</b> 5140 06 03 0033</p> <p><b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080 (A)</b>  WORK WITHOUT A PERMIT, FILLING WITHOUT APPROVAL.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 3/08/2021.</p> <p>NOTICE OF HEARING ISSUED ON 06/16/2021 TO APPEAR ON 07/06/2021 FOR HEARING.</p> <p>GIVEN UNTIL 08/02/2021 TO REMOVAL OF ALL FILL OR TO APPEAR ON 08/03/2021 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT.</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>
2.4	<b>CASE 2021-311</b>	<p><b>OWNER(S):</b> RUBIO, FRIDA LILIANA BAHAMON, HARVIN ANDRES ETAL  <b>ADDRESS:</b> 17601 SW 65 CT  <b>FOLIO:</b> 5140 06 01 0211</p> <p><b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080 (A)</b>  WORK WITHOUT A PERMIT, INSTALATION OF A POOL.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 03/30/2021.</p> <p>NOTICE OF HEARING ISSUED ON 06/02/2021 TO APPEAR ON 07/06/2021 FOR HEARING.</p> <p>GIVEN UNTIL 08/02/2021 TO REMOVE POOL OR GET A PERMIT, OR TO APPEAR ON 08/03/2021 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT.</p>
2.5	<b>CASE 2021-397</b>	<p><b>OWNER(S):</b> BARRY, BARBARA DODGE, DAVID EST.  <b>ADDRESS:</b> 6501 SW 185 WAY  <b>FOLIO:</b> 5139 01 01 0312</p> <p><b>VIOLATION(S):</b> <b>TSWR CODE SEC. 020-040(E)(3)</b>  OWNER RESPONSIBLE FOR KEEPING BUILDING IN STATE OF GOOD REPAIR. IT SHALL BE THE</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 05/25/2021.</p> <p>NOTICE OF HEARING ISSUED ON 06/08/2021 TO APPEAR ON 07/06/2021 FOR HEARING.</p>

		RESPONSIBILITY OF ALL PROPERTY OWNERS OF DEVELOPED LAND TO MAINTAIN BUILDINGS OR STRUCTURES ON THEIR PROPERTY IN A STATE OF GOOD REPAIR.	GIVEN 60 DAYS TO COMPLY BY 09/06/2021 OR TO APPEAR ON 09/07/2021 FOR HEARING IF NOT IN COMPLIANCE. A FINE OF \$100.00 A DAY WILL BE APPLIED AFTER THAT.  <b>COMPLIED PRIOR TO HEARING.</b>
--	--	--	--

### 3. NEW CASES

3.1	<b>CASE 2021-317</b>	<b>OWNER(S):</b> GARAJ, MOHAMED F & ZEENA F GARAJ, TAARIK <b>ADDRESS:</b> 17401 SW 54 ST <b>FOLIO:</b> 5040 31 01 0048  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 045-030(C)(1)</b> ALL VEHICLES AND EQUIPMENT PARKED OR STORED MUST BE REGISTERED TO A PERMANENT, FULL-TIME RESIDENT OF THE PREMISES.	<b>STATUS:</b>  COURTESY NOTICE ISSUED ON 04/05/2021.  NOTICE OF VIOLATION ISSUED ON 05/18/2021.  NOTICE OF HEARING ISSUED ON 07/01/2021 TO APPEAR ON 08/03/2021 FOR HEARING.  <b>COMPLIED PRIOR TO HEARING.</b>
3.2	<b>CASE 2021-341</b>	<b>OWNER(S):</b> 7000 SOUTHWEST RANCHES PROPERTIES LLC <b>ADDRESS:</b> 7000 SW 148 AVE <b>FOLIO:</b> 5140 03 01 0072  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 020-030(A)</b> RUNOFF OF STORMWATER ONTO ADJACENT PROPERTIES CONTRIBUTING TO FLOODING CONDITIONS WHICH INTERFERE WITH THE ENJOYMENT OF PROPERTY CAUSED BY FAILURE TO MEET DRAINAGE REQUIREMENTS.	<b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 04/21/2021.  NOTICE OF HEARING ISSUED ON 07/06/2021 TO APPEAR ON 08/03/2021 FOR HEARING.  <b>COMPLIED PRIOR TO HEARING.</b>
3.3	<b>CASE 2021-349</b>	<b>OWNER(S):</b> M-N-C PROPERTY HOLDINGS LLC <b>ADDRESS:</b> 5600 SW 136 AVE <b>FOLIO:</b> 5040 35 01 0220  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 020-040 (D)</b> IT SHALL BE THE RESPONSIBILITY OF ALL OWNERS OF PARCELS OF LAND TO MAINTAIN SUCH LANDS FREE OF OVERGROWN HEDGES.	<b>STATUS:</b>  COURTESY NOTICE ISSUED ON 04/27/2021.  NOTICE OF VIOLATION ISSUED ON 05/14/2021.  NOTICE OF HEARING ISSUED ON 06/25/2021 TO APPEAR ON 08/03/2021 FOR HEARING.

3.4	CASE 2021-356	<p><b>OWNER(S):</b> QUINTERO, ANA C <b>ADDRESS:</b> 5941 SW 185 WAY <b>FOLIO:</b> 5039 36 01 0067</p> <p><b>VIOLATION(S):</b> <b>TSWR CODE SEC. 045-030(C)(4) NO MORE THAN TWO(2)</b> COMMERCIAL VEHICLES FOR PLOTS OF TWO(2) OR MORE NET ACRES IN AREA MAY BE PARKED ON A PLOT.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 04/29/2021.</p> <p>NOTICE OF HEARING ISSUED ON 06/25/2021 TO APPEAR ON 08/03/2021 FOR HEARING.</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>
3.5	CASE 2021-371	<p><b>OWNER(S):</b> GRAVERAN INVESTMENTS LLC <b>ADDRESS:</b> SW 53 CT <b>FOLIO:</b> 5040 33 01 0102</p> <p><b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080</b> WORK WITHOUT APPROVAL, FILLING EXCEEDING THE REQUIREMENTS FOR WATER RETENSION AREA.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 05/11/2021.</p> <p>NOTICE OF HEARING ISSUED ON 07/15/2021 TO APPEAR ON 08/03/2021 FOR HEARING.</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>
3.6	CASE 2021-372	<p><b>OWNER(S):</b> GRAVERAN INVESTMENTS LLC <b>ADDRESS:</b> SW 53 CT <b>FOLIO:</b> 5040 33 01 0098</p> <p><b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080</b> WORK WITHOUT APPROVAL, FILLING EXCEEDING THE REQUIREMENTS FOR WATER RETENSION AREA.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 05/11/2021.</p> <p>NOTICE OF HEARING ISSUED ON 07/02/2021 TO APPEAR ON 08/03/2021 FOR HEARING.</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>
3.7	CASE 2021-373	<p><b>OWNER(S):</b> GRAVERAN INVESTMENTS LLC <b>ADDRESS:</b> SW 53 CT <b>FOLIO:</b> 5040 33 01 0099</p> <p><b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080</b> WORK WITHOUT APPROVAL, FILLING EXCEEDING THE REQUIREMENTS FOR WATER RETENSION AREA.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 05/11/2021.</p> <p>NOTICE OF HEARING ISSUED ON 07/15/2021 TO APPEAR ON 08/03/2021 FOR HEARING.</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>
3.8	CASE 2021-374	<p><b>OWNER(S):</b> GRAVERAN INVESTMENTS LLC <b>ADDRESS:</b> SW 53 CT <b>FOLIO:</b> 5040 33 01 0097</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION</p>

		<p><b>VIOLATION(S): TSWR CODE SEC. 005-080</b>  WORK WITHOUT APPROVAL, FILLING EXCEEDING THE REQUIREMENTS FOR WATER RETENSION AREA.</p>	<p>ISSUED ON 05/11/2021.</p> <p>NOTICE OF HEARING ISSUED ON 07/15/2021 TO APPEAR ON 08/03/2021 FOR HEARING.  <b>COMPLIED PRIOR TO HEARING.</b></p>
3.9	CASE 2021-396	<p><b>OWNER(S):</b> ARIAS, MIGUEL  <b>ADDRESS:</b> 6151 SW 173 WAY  <b>FOLIO:</b> 5140 06 01 0040</p> <p><b>VIOLATION(S): TSWR CODE SEC. 005-080</b>  WORK WITHOUT A PERMIT.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 05/25/2021.</p> <p>NOTICE OF HEARING ISSUED ON 06/25/2021 TO APPEAR ON 08/03/2021 FOR HEARING.  <b>COMPLIED PRIOR TO HEARING.</b></p>
3.10	CASE 2021-402	<p><b>OWNER(S):</b> 5901 SW 162 AVE LLC  <b>ADDRESS:</b> 5901 SW 162 AVE  <b>FOLIO:</b> 5040 32 04 0068</p> <p><b>VIOLATION(S): TSWR CODE SEC. 045-050, 045-060</b>  COMMERCIAL BOARDING KENNEL IN RURAL ESTATE DISTRICT IS NOT PERMITTED.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 05/26/2021.</p> <p>NOTICE OF HEARING ISSUED ON 06/07/2021 TO APPEAR ON 07/06/2021 FOR HEARING.</p> <p>ORDER OF CONTINUANCE TO APPEAR ON 08/03/2021 FOR HEARING.</p>
3.11	CASE 2021-403	<p><b>OWNER(S):</b> LM PROPERTY HOLDINGS LLC  <b>ADDRESS:</b> 5400 SW 188 AVE  <b>FOLIO:</b> 5039 36 05 0320</p> <p><b>VIOLATION(S): TSWR CODE SEC. 005-080</b>  WORK WITHOUT A PERMIT, FILLING WITHOUT APPROVAL OR PERMIT.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 05/26/2021.</p> <p>NOTICE OF HEARING ISSUED ON 06/30/2021 TO APPEAR ON 08/03/2021 FOR HEARING.</p>
3.12	CASE 2021-408	<p><b>OWNER(S):</b> SZILARDI, JANOS KRISZTIAN  NANU, MELANIA  <b>ADDRESS:</b> 4921 SW 170 AVE  <b>FOLIO:</b> 5040 32 02 0126</p> <p><b>VIOLATION(S): TSWR CODE SEC. 045-050, 045-060</b>  USING RESIDENTIAL PROPERTY AS AN EVENT</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 06/02/2021.</p> <p>NOTICE OF HEARING ISSUED ON 07/15/2021 TO APPEAR ON 08/03/2021 FOR HEARING.</p>

		VENUE.	
3.13	CASE 2021-409	OWNER(S): SHERIDAN STREET 184 <sup>TH</sup> AVENUE LLC ADDRESS: SW 185 WAY FOLIO: 5139 01 01 0080  VIOLATION(S): <b>TSWR CODE SEC. 005-080(A)</b> CLEARING WITHOUT A PERMIT. UNLAWFUL TO ALTER, EXCAVATE, FILL, OR CLEAR LAND WITHOUT PRIOR APPROVAL AND PERMITTING.	STATUS:  NOTICE OF VIOLATION ISSUED ON 06/02/2021.  NOTICE OF HEARING ISSUED ON 07/02/2021 TO APPEAR ON 08/03/2021 FOR HEARING.
3.14	CASE 2021-425	OWNER(S): LASKEY, JAMES ADDRESS: 5780 SW 188 AVE FOLIO: 5039 36 05 0100  VIOLATION(S): <b>TSWR CODE SEC. 045-100 (C)</b> FOR ANY SHEDS OR STRUCTURES ON ALL REMAINING SIDES OF ANY PLOT EXCEPT THE FRONT, THERE SHALL BE A YARD OF AT LEAST TWENTY-FIVE (25) FEET.	STATUS:  NOTICE OF VIOLATION ISSUED ON 06/16/2021.  NOTICE OF HEARING ISSUED ON 07/01/2021 TO APPEAR ON 08/03/2021 FOR HEARING.
3.15	CASE 2021-429	OWNER(S): MASOUD, ZAYED ADDRESS: 6915 SW 185 WAY FOLIO: 5139 01 01 0520  VIOLATION(S): <b>TSWR CODE SEC. 005-080 (A)</b> WORK DONE WITHOUT APPROVAL OR PERMITS. TO WIT, TWO (2) STRUCTURES ERECTED WITHOUT PERMIT. TO WIT, PUMP HOUSE ERECTED WITHOUT PERMITS.	STATUS:  NOTICE OF VIOLATION ISSUED ON 06/24/2021.  NOTICE OF HEARING ISSUED ON 07/07/2021 TO APPEAR ON 08/03/2021 FOR HEARING.
3.16	CASE 2021-436	OWNER(S): GARALFA & OKAMOTO LLC ADDRESS: 17600 SW 54 ST FOLIO: 5040 31 01 0120  VIOLATION(S): <b>TSWR CODE SEC. 045-030 (D)(4)</b> CONTAINER NOT SCREENED FROM VIEW OF ADJACENT PROPERTIES AND RIGHT OF WAYS; CONTAINER DOES NOT MEET 25 FT SET BACK REQUIREMENTS.	STATUS:  NOTICE OF VIOLATION ISSUED ON 06/30/2021.  NOTICE OF HEARING ISSUED ON 07/15/2021 TO APPEAR ON 08/03/2021 FOR HEARING.

#### 4. CITATIONS

4.1	CASE 2021A-366	OWNER(S): COQUINA DENTAL ADDRESS: 6830 DYKES ROAD FOLIO: 5140 04 13 0060  VIOLATION(S): <b>TSWR CODE SEC. 7-3(A)</b> FALSE ALARM IN EXCESS OF (1) SECOND	STATUS:  NOTICE OF VIOLATION ISSUED ON 5/05/2021.  CVN ISSUED ON 05/05/2021.
-----	-------------------	---	---

		FALSE ALARM. FIRST FALSE ALARM ON 04/06/2021, SECOND FALSE ALARM ON 4/08/2021, THIRD FALSE ALARM ON 04/22/2021, FOURTH FALSE ALARM ON 06/16/2021.	CVN ISSUED ON 7/02/2021.  1 <sup>ST</sup> FALSE ALARM 04/06/2021 2 <sup>ND</sup> FALSE ALARM 04/08/2021 3 <sup>RD</sup> FALSE ALARM 04/22/2021 4 <sup>TH</sup> FALSE ALARM 06/16/2021
4.2	CASE 2021A-441	<b>OWNER(S):</b> CLARK, JONAS & RHONDA <b>ADDRESS:</b> 5360 THOROUGHbred LN <b>FOLIO:</b> 5040 34 01 0390  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 7-3(A)</b> FALSE ALARM IN EXCESS OF (1) SECOND FALSE ALARM. FIRST FALSE ALARM ON 01/20/2021, SECOND FALSE ALARM ON 06/13/2021, THIRD FALSE ALARM ON 06/14/2021.	<b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 07/01/2021.  CVN ISSUED ON 07/01/2021.  1 <sup>ST</sup> FALSE ALARM 01/20/2021 2 <sup>ND</sup> FALSE ALARM 06/13/2021 3 <sup>RD</sup> FALSE ALARM 06/14/2021  <b>PAID PRIOR TO HEARING.</b>
4.4	CASE 2021C-420	<b>OWNER(S):</b> <b>ADDRESS:</b> <b>FOLIO:</b>  <b>VIOLATION(S):</b>	<b>STATUS:</b>

**5. RE-HEARINGS:**

**6. FORECLOSURE REQUESTS**

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).