

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
SEPTEMBER 07RD, 2021
9:00 A.M.**

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

2.1	CASE 2021-182	<p>OWNER(S): CARDOZO, IRENE ADDRESS: 17601 SW 65 CT FOLIO: 5140 06 01 0211</p> <p>VIOLATION(S): TSWR SEC. 14-22, 14-23, 16-19(a)(b), 16-21(b)(5), 16-61, 020-040(E)(3), 020-040(A), 020-040(D), 045-030(C)(1), 045-030(C)(2), 045-030(D)(4)</p> <p>1) CURRENT COGGINS TEST REQUIRED 2) VACCINATIONS REQUIRED 3) REMOVAL OF GARBAGE, HAZARDOUS MATERIALS AND ACCUMULATED PALLETS. 4)SANITARY NUISANCE, UNCLEAN, AND MANURE IN/AROUND STALLS 5) ABANDONED VEHICLES OR BOATS. 6) MAINTAIN PROPERTY BUILDINGS AND STRUCTURES. 7) ALL VEHICLES MUST BE CURRENT WITH VALID REGISTRATION TO RESIDENT, AND OPERABLE. 8) STORAGE OF CONSTRUCTION MATERIALS, PAVERS, AND WOOD. 9)SHIPPING CONTAINERS SHALL BE SCREENED.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 02/11/2021.</p> <p>NOTICE OF HEARING ISSUED ON 08/03/2021 TO APPEAR ON 09/07/2021 FOR HEARING.</p>
2.2	CASE 2021-311	<p>OWNER(S): RUBIO, FRIDA LILIANA BAHAMON, HARVIN ANDRES ETAL ADDRESS: 17601 SW 65 CT FOLIO: 5140 06 01 0211</p> <p>VIOLATION(S): TSWR CODE SEC. 005-080 (A) WORK WITHOUT A PERMIT, INSTALLATION OF A POOL.</p>	<p>STATUS:</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>

			AMENDED FINAL ORDER; GIVEN UNTIL 09/06/2021 (30) DAYS TO GET A PERMIT, OR TO APPEAR ON 09/07/2021 FOR HEARING IF NOT IN COMPLIANCE.
2.3	CASE 2021-349	OWNER(S): M-N-C PROPERTY HOLDINGS LLC ADDRESS: 5600 SW 136 AVE FOLIO: 5040 35 01 0220 VIOLATION(S): TSWR CODE SEC. 020-040 (D) IT SHALL BE THE RESPONSIBILITY OF ALL OWNERS OF PARCELS OF LAND TO MAINTAIN SUCH LANDS FREE OF OVERGROWN HEDGES.	STATUS: 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. FOUND IN VIOLATION; GIVEN (10) DAYS TO COMPLY BY 08/13/2021 OR TO APPEAR ON 09/07/2021 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER 08/13/2021. COMPLIED PRIOR TO HEARING.
2.4	CASE 2021-403	OWNER(S): LM PROPERTY HOLDINGS LLC ADDRESS: 5400 SW 188 AVE FOLIO: 5039 36 05 0320 VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT A PERMIT, FILLING WITHOUT APPROVAL OR PERMIT.	STATUS: NOTICE OF VIOLATION ISSUED ON 05/26/2021. NOTICE OF HEARING ISSUED ON 06/30/2021 TO APPEAR ON 08/03/2021 FOR HEARING. ADMITTED VIOLATION; GIVEN (30) DAYS TO OBTAIN PERMIT BY 09/06/2021 OR TO APPEAR ON 09/07/2021 FOR HEARING IF NOT IN COMPLIANCE. A FINE OF \$150.00 A DAY WILL BE APPLIED AFTER 09/06/2021.
2.5	CASE 2021-429	OWNER(S): MASOUD, ZAYED ADDRESS: 6915 SW 185 WAY	STATUS:

		<p>FOLIO: 5139 01 01 0520</p> <p>VIOLATION(S): TSWR CODE SEC. 005-080 (A) WORK DONE WITHOUT APPROVAL OR PERMITS. TO WIT, TWO (2) STRUCTURES ERECTED WITHOUT PERMIT. TO WIT, PUMP HOUSE ERECTED WITHOUT PERMITS.</p>	<p>NOTICE OF VIOLATION ISSUED ON 06/24/2021.</p> <p>NOTICE OF HEARING ISSUED ON 07/07/2021 TO APPEAR ON 08/03/2021 FOR HEARING.</p> <p>ADMITTED VIOLATION; GIVEN (30) DAYS TO OBTAIN PERMIT BY 09/06/2021 OR TO APPEAR ON 09/07/2021 FOR HEARING IF NOT IN COMPLIANCE. A FINE OF \$150.00 A DAY WILL BE APPLIED AFTER 09/06/2021.</p>
2.6	<p>CASE 2021-436</p>	<p>OWNER(S): GARALFA & OKAMOTO LLC ADDRESS: 17600 SW 54 ST FOLIO: 5040 31 01 0120</p> <p>VIOLATION(S): TSWR CODE SEC. 045-030 (D)(4) CONTAINER NOT SCREENED FROM VIEW OF ADJACENT PROPERTIES AND RIGHT OF WAYS; CONTAINER DOES NOT MEET 25 FT SET BACK REQUIREMENTS.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 06/30/2021.</p> <p>NOTICE OF HEARING ISSUED ON 07/15/2021 TO APPEAR ON 08/03/2021 FOR HEARING. ADMITTED VIOLATION; GIVEN (15) DAYS TO FULLY SCREEN CONTAINER BY 08/18/2021 OR TO APPEAR ON 09/07/2021 FOR HEARING IF NOT IN COMPLIANCE. A FINE OF \$150.00 A DAY WILL BE APPLIED AFTER 08/18/2021.</p> <p>COMPLIED PRIOR TO HEARING.</p>

3. NEW CASES

3.1	<p>CASE 2021-400</p>	<p>OWNER(S): MORLANNE, ENRIQUE A ADDRESS: 6301 SW 185 WAY FOLIO: 5139 01 02 0200</p> <p>VIOLATION(S): TSWR CODE SEC. 020-040 (E)(3) IT SHALL BE THE RESPONSIBILITY OF ALL PROPERTY OWNERS OF DEVELOPED LAND TO MAINTAIN BUILDINGS OR STRUCTURES ON THEIR PROPERTY IN A STATE OF GOOD REPAIR.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 05/26/2021.</p> <p>NOTICE OF HEARING ISSUED ON 07/19/2021 TO APPEAR ON 09/07/2021 FOR HEARING.</p> <p>COMPLIED PRIOR TO HEARING.</p>
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3.2	CASE 2021-402	<p>OWNER(S): 5901 SW 162 AVE LLC ADDRESS: 5901 SW 162 AVE FOLIO: 5040 32 04 0068</p> <p>VIOLATION(S): TSWR CODE SEC. 045-050, 045-060 COMMERCIAL BOARDING KENNEL IN RURAL ESTATE DISTRICT IS NOT PERMITTED.</p>	<p>STATUS:</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> <p>ORDER OF CONTINUANCE TO APPEAR ON 09/07/2021 FOR HEARING</p>
3.3	CASE 2021-425	<p>OWNER(S): LASKEY, JAMES ADDRESS: 5780 SW 188 AVE FOLIO: 5039 36 05 0100</p> <p>VIOLATION(S): TSWR CODE SEC. 045-100 (C) 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.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 06/16/2021.</p> <p>NOTICE OF HEARING ISSUED ON 07/01/2021 TO APPEAR ON 08/03/2021 FOR HEARING.</p> <p>ORDER OF CONTINUANCE TO APPEAR ON 09/07/2021 FOR HEARING</p>
3.4	CASE 2021-427	<p>OWNER(S): PITVILLE LLC ADDRESS: 5100 SW 188 AVE FOLIO: 5039 36 02 0180</p> <p>VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT A PERMIT. TO WIT, FILLING SWALE WITHOUT APPROVAL OR PERMIT.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 06/22/2021.</p> <p>NOTICE OF HEARING ISSUED ON 07/19/2021 TO APPEAR ON 09/07/2021 FOR HEARING.</p>
3.5	CASE 2021-446	<p>OWNER(S): MORALES, CESAR H/E LEON, RENE & CABRERA, EDUARDO ADDRESS: 5301 SW 198 TER FOLIO: 5039 35 08 0200</p> <p>VIOLATION(S): TSWR CODE SEC. 005-080(A) INSTALLATION OF A CARPORT FOR A BOAT WITHOUT APPROVAL OR PERMITS.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 07/07/2021.</p> <p>NOTICE OF HEARING ISSUED ON 07/27/2021 TO APPEAR ON 09/07/2021 FOR HEARING.</p>

3.6	CASE 2021C-469	OWNER(S): DARBOUZE, RODRIGUE H/E JEAN, JOEL ADDRESS: 5501 SW 190 AVE FOLIO: 5039 36 10 0370 VIOLATION(S): TSWR CODE SEC.16-19 (G)(11) FAILURE TO PAY INVOICE FROM WASTEPRO EXCEEDING 12 CUBIC YARDS.	STATUS: NOTICE OF VIOLATION ISSUED ON 07/14/2021. NOTICE OF HEARING ISSUED ON 07/26/2021 TO APPEAR ON 09/07/2021 FOR HEARING.
3.7	CASE 2021C-471	OWNER(S): SULSKY, DMITRY SULSKY, NICOLE HEDI ADDRESS: 6221 SW 166 AVE FOLIO: 5140 05 01 0051 VIOLATION(S): TSWR CODE SEC.16-19 (G)(11) FAILURE TO PAY INVOICE FROM WASTEPRO EXCEEDING 12 CUBIC YARDS.	STATUS: NOTICE OF VIOLATION ISSUED ON 07/14/2021. NOTICE OF HEARING ISSUED ON 07/26/2021 TO APPEAR ON 09/07/2021 FOR HEARING.
3.8	CASE 2021C-476	OWNER(S): CLEMENT, BETTY ADDRESS: 6541 MELALEUCA RD FOLIO: 5140 02 01 0137 VIOLATION(S): TSWR CODE SEC.16-19 (G)(11) FAILURE TO PAY INVOICE FROM WASTEPRO EXCEEDING 12 CUBIC YARDS	STATUS: NOTICE OF VIOLATION ISSUED ON 07/14/2021. NOTICE OF HEARING ISSUED ON 07/26/2021 TO APPEAR ON 09/07/2021 FOR HEARING.
3.9	CASE 2021C-477	OWNER(S): THOMAS, SHEEJA VARGHESE, PETER ADDRESS: 5921 SW 196 LN FOLIO: 5039 36 07 0010 VIOLATION(S): TSWR CODE SEC.16-19 (G)(11) FAILURE TO PAY INVOICE FROM WASTEPRO EXCEEDING 12 CUBIC YARDS	STATUS: NOTICE OF VIOLATION ISSUED ON 07/14/2021. NOTICE OF HEARING ISSUED ON 07/26/2021 TO APPEAR ON 09/07/2021 FOR HEARING.
3.10	CASE 2021C-478	OWNER(S): LEWIS, MITCHELL ADDRESS: 4671 SW 128 AVE FOLIO: 5040 26 00 0210 VIOLATION(S): TSWR CODE SEC.16-19 (G)(11) FAILURE TO PAY INVOICE FROM WASTEPRO EXCEEDING 12 CUBIC YARDS	STATUS: NOTICE OF VIOLATION ISSUED ON 07/14/2021. NOTICE OF HEARING ISSUED ON 07/26/2021 TO APPEAR ON 09/07/2021 FOR HEARING.
3.11	CASE 2021-482	OWNER(S): MONNOT, FREDERIC ADDRESS: 6451 SW 136 AVE FOLIO: 5140 03 02 0020	STATUS: NOTICE OF VIOLATION

		<p>VIOLATION(S): TSWR CODE SEC. 020-040 (D)(E)(1)(F) 1)CODE SEC.020-040(D) OVERGROWN PROPERTY, THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION. 2) CODE SEC.020-040(F) SITTING JUNK CAR, AND JUNK/DEBRIS ON DRIVEWAY: OWNER RESPONSIBILITY FOR KEEPING PREMISES JUNK FREE. 3) CODE SEC.020-040(E)(1) ALL BUILDINGS AND STRUCTURES SHALL BE PAINTED AND MAINTAINED FREE OF CHIPPING PAINT, GRAFFITI OR OTHER DISCOLORATION.</p>	<p>ISSUED ON 07/19/2021. NOTICE OF HEARING ISSUED ON 08/05/2021 TO APPEAR ON 09/07/2021 FOR HEARING.</p>
3.12	CASE 2021-495	<p>OWNER(S): SLADE, FRANK ADDRESS: 5050 SW 163 AVE FOLIO: 5040 32 01 0114</p> <p>VIOLATION(S): TSWR SEC. 045-030 (D) 2, TSWR SEC. 020-040 (A)(B), TSWR SEC. 020-030 (A) THE OPEN STORAGE OR DISCARDING OF JUNK ITEMS, DEBRIS, GARBAGE, TRASH, AND LITTER; SUCH CONDITIONS HAVE BEEN DETERMINED BY THE TOWN COUNCIL AS A PUBLIC NUISANCE.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 07/23/2021. NOTICE OF HEARING ISSUED ON 08/12/2021 TO APPEAR ON 09/07/2021 FOR HEARING.</p>
3.13	CASE 2021-515	<p>OWNER(S): DELGADO, LUIS DELGADO, ZORAYA ADDRESS: 17611 SW 65 CT FOLIO: 5140 06 01 0190</p> <p>VIOLATION(S): TSWR CODE SEC. 005-270 ILLEGAL USE OF RIGHT OF WAY, PLANTING TREES ON RIGHT OF WAY WITHOUT APPROVAL OR PERMITS.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 07/28/2021. NOTICE OF HEARING ISSUED ON 08/09/2021 TO APEAR ON 09/07/2021 FOR HEARING. COMPLIED PRIOR TO HEARING.</p>
3.14	CASE 2021-516	<p>OWNER(S): MOINUDDIN, KHALIDA & CHAUDHRY, MUNAWAR A & NAILA M ADDRESS: SW 185 WAY FOLIO: 5139 01 01 0481</p> <p>VIOLATION(S): 1. TSWR SEC. 085-030 2. TSWR SEC. 020-040 (E)3 1. OBSTRUCTION OF SIGHT. 2. ACCESSORY STRUCTURE (FENCE) MUST BE MAINTAINED FREE OF VISUAL DISREPAIRS.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 07/29/2021. NOTICE OF HEARING ISSUED ON 08/12/2021 TO APPEAR ON 09/07/2021 FOR HEARING.</p>

4. CITATIONS

<p>4.1</p>	<p>CASE 2021A-366</p>	<p>OWNER(S): COQUINA DENTAL ADDRESS: 6830 DYKES ROAD FOLIO: 5140 04 13 0060</p> <p>VIOLATION(S): TSWR CODE SEC. 7-3(A) FALSE ALARM IN EXCESS OF (1) SECOND 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. FIFTH FALSE ALARM ON 07/01/2021. SIXTH FALSE ALARM ON 07/07/2021. SEVENTH FALSE ALARM ON 07/21/2021.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 5/05/2021.</p> <p>CVN ISSUED ON 05/05/2021.</p> <p>CVN ISSUED ON 7/02/2021.</p> <p>1ST FALSE ALARM 04/06/2021 2ND FALSE ALARM 04/08/2021 3RD FALSE ALARM 04/22/2021 4TH FALSE ALARM 06/16/2021 5TH FALSE ALARM 07/01/2021 6TH FALSE ALARM 07/07/2021 7TH FALSE ALARM 07/21/2021</p> <p>3RD FALSE ALARM PAID \$50.00</p> <p>CVN ISSUED ON 08/05/2021.</p> <p>PAID PRIOR TO HEARING.</p>
<p>4.2</p>	<p>CASE 2021A-405</p>	<p>OWNER(S): 13441 MUSTANG LLC ADDRESS: 13441 MUSTANG TRL FOLIO: 5140 02 01 0335</p> <p>VIOLATION(S): TSWR CODE SEC. 7-3(A) FALSE ALARM IN EXCESS OF (1) SECOND FALSE ALARM. FIRST FALSE ALARM ON 04/10/2021, SECOND FALSE ALARM ON 05/29/2021, THIRD FALSE ALARM ON 07/08/2021.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 06/01/2021.</p> <p>CVN ISSUED ON 08/04/2021.</p> <p>1ST FALSE ALARM 04/10/2021 2ND FALSE ALARM 05/29/2021 3RD FALSE ALARM 07/08/2021</p>
<p>4.3</p>	<p>CASE 2021A-407</p>	<p>OWNER(S): CABRERA, ADRUBAL DEL VALLE BARRIOS, LISMAR ADDRESS: 17000 STRATFORD COURT FOLIO: 5040 32 16 0150</p> <p>VIOLATION(S): TSWR CODE SEC. 7-3(A) FALSE ALARM IN EXCESS OF (1) SECOND FALSE ALARM. FIRST FALSE ALARM ON 02/01/2021, SECOND FALSE ALARM ON 05/09/2021, THIRD FALSE ALARM ON 07/19/2021.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 06/01/2021.</p> <p>CVN ISSUED ON 08/04/2021.</p> <p>1ST FALSE ALARM 02/01/2021 2ND FALSE ALARM 05/09/2021 3RD FALSE ALARM 07/19/2021</p>

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).