

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
DECEMBER 07, 2021
9:00 A.M.**

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

2.1	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> <p>GIVEN UNTIL 09/17/2021 (10) DAYS TO SUBMIT LEGAL BRIEF, AND (10) DAYS FOR TOWN LEGAL DEPARTMENT TO SUBMIT BRIEF TO MAGISTRATE FOR REVIEW AND RULING.</p> <p>GIVEN UNTIL 12/06/2021 TO COMPLY OR TO APPEAR ON 12/07/2021 FOR HEARING. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT.</p>
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2.2	CASE 2021-425	OWNER(S): LASKEY, JAMES ADDRESS: 5780 SW 188 AVE FOLIO: 5039 36 05 0100 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.	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. ORDER OF CONTINUANCE TO APPEAR ON 09/07/2021 FOR HEARING. GIVEN UNTIL 09/14/2021 (7) DAYS TO LEGAL BRIEF AND (7) DAYS FOR TOWN LEGAL DEPARTMENT TO SUBMIT BRIEF TO MAGISTRATE FOR REVIEW AND RULING. GIVEN UNTIL 12/03/2021 TO COMPLY OR TO APPEAR ON 12/07/2021 FOR HEARING. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT.
2.3	CASE 2021-547	OWNER(S): INVESTMENT MANAGEMENT MARLA LLC ADDRESS: 6540 MELALEUCA ROAD FOLIO: 5140 02 01 0173 VIOLATION(S): TSWR SEC. 045-050,045-060 COMMERCIAL BOARDING KENNEL IN RURAL ESTATE DISTRICT IS NOT PERMITTED.	STATUS: NOTICE OF VIOLATION ISSUED ON 08/16/2021. NOTICE OF HEARING ISSUED ON 08/31/2021. FINAL ORDER ADMITTED VIOLATION; GIVEN UNTIL 12/06/2021 (60) DAYS TO COMPLY OR TO APPEAR ON 12/07/2021 FOR HEARING IF NOT IN COMPLIANCE. A FINE OF \$250.00 A DAY WILL BE APPLIED AFTER THAT.

2.4	2021-548	<p>OWNER(S): FURCAL, GLENNY FURCAL, RAFAEL ADDRESS: 14020 MUSTANG TRAIL FOLIO: 5140 03 11 0010</p> <p>VIOLATION(S): TSWR CODE SEC. 020-040(D) THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 08/16/2021.</p> <p>NOTICE OF HEARING ISSUED ON 9/08/2021.</p> <p>ORDER OF CONTINUANCE 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>GIVEN UNTIL 12/06/2022 TO COMPLY OR TO APPEAR ON 12/07/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$100.00 WILL BE APPLIED AFTER THAT.</p>
2.5	2021-549	<p>OWNER(S): FURCAL, GLENNY FURCAL, RAFAEL ADDRESS: 14010 MUSTANG TRAIL FOLIO: 5140 03 11 0020</p> <p>VIOLATION(S): TSWR CODE SEC. 020-040(D) THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 08/16/2021.</p> <p>NOTICE OF HEARING ISSUED ON 9/08/2021.</p> <p>ORDER OF CONTINUANCE 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>GIVEN UNTIL 12/06/2022 TO COMPLY OR TO APPEAR ON 12/07/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$100.00 WILL BE APPLIED AFTER THAT.</p>

2.6	2021-567	<p>OWNER(S): MARCOS A DELGADO CORP % LUIS VIGOA ADDRESS: 18901 SW 57 CT FOLIO: 5039 36 10 0470</p> <p>VIOLATION(S): TSWR CODE SEC. 020-040(D) THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 08/23/2021.</p> <p>NOTICE OF HEARING ISSUED ON 09/08/2021.</p> <p>FINAL ORDER GIVEN UNTIL 10/15/2021 (10) DAYS TO COMPLY OR TO APPEAR ON 11/02/2021 FOR HEARING IF NOT IN COMPLIANCE. A FINE OF \$150.00 A DAY WILL BE APPLIED AFTER THAT.</p> <p>NOTICE OF HEARING ISSUED ON 11/01/2021 TO APPEAR ON 11/16/2021 FOR HEARING.</p> <p>ORDER OF CONTINUANCE TO APPEAR ON 12/07/2022 FOR HEARING.</p>
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3. NEW CASES

3.1	<p>CASE 2021C-474</p>	<p>OWNER(S): KIM, JAY ADDRESS: 16410 STIRLING RD FOLIO: 5040 32 05 0040 VIOLATION(S): TSWR CODE SEC. 16-19(G)(11) FAILURE TO PAY INVOICE FROM WASTEPRO FOR BULK PILE EXCEEDING 12 CUBIC YARDS.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 07/14/2021.</p> <p>NOTICE OF HEARING ISSUED ON 07/26/2021 TO APPEAR ON 09/07/2021 FOR HEARING.</p> <p>NOTICE OF HEARING ISSUED ON 08/03/2021 TO APPEAR ON 12/07/2021 FOR HEARING</p>
3.2	<p>CASE 2021-594</p>	<p>OWNER(S): ARCHDIOCESE OF MIAMI A. MCCARTHY H.S. ADDRESS: 5451 SW 124 AVE FOLIO: 5040 35 11 0010 VIOLATION(S): TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMIT, STRUCTURE ERECTED WITHOUT APPROVAL OR PERMIT.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 09/09/2021.</p> <p>NOTICE OF HEARING ISSUED ON 11/02/2021 TO APPEAR ON 12/07/2021 FOR HEARING.</p>

3.3	CASE 2021-595	OWNER(S): MAJOR, ERICA H/E BIDDINGS, KEITH ADDRESS: 5941 SW 198 TER FOLIO: 5039 35 08 0360 VIOLATION(S): TSWR CODE SEC. 020-040(E) EDGE OF PAVEMENT AND POT HOLE(S). DUTY TO MAINTAIN PROPERTY IN STATE OF GOOD REPAIR, POT HOLE(S) IN ASPHALT LOCATED AT THE FRONT OF PROPERTY.	STATUS: NOTICE OF VIOLATION ISSUED ON 09/09/2021. NOTICE OF HEARING ISSUED ON 10/19/2021 TO APPEAR ON 12/07/2021 FOR HEARING.
3.4	CASE 2021-640	OWNER(S): KHAN, KAMELIA KHAN, SHELLEZA & KHAN, FARAH ADDRESS: SW 210 TER FOLIO: 5039 34 01 0160 VIOLATION(S): TSWR CODE SEC. 020-040(D) THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION.	STATUS: NOTICE OF VIOLATION ISSUED ON 10/05/2021. NOTICE OF HEARING ISSUED ON 11/02/2021 TO APPEAR ON 12/07/2021 FOR HEARING.
3.5	CASE 2021-641	OWNER(S): KHAN'S NURSERY INC ADDRESS: 5225 SW 210 TER FOLIO: 5039 34 01 0161 VIOLATION(S): TSWR CODE SEC. 020-040(D) THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION.	STATUS: NOTICE OF VIOLATION ISSUED ON 10/05/2021. NOTICE OF HEARING ISSUED ON 11/03/2021 TO APPEAR ON 12/07/2021 FOR HEARING.
3.6	CASE 2021-642	OWNER(S): CAMBLOR, LUIS ADDRESS: 4821 SW 198 TER FOLIO: 5039 35 08 0040 VIOLATION(S): TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMITS, FILLING WITHOUT APPROVAL OR PERMITS.	STATUS: NOTICE OF VIOLATION ISSUED ON 10/07/2021. NOTICE OF HEARING ISSUED ON 11/23/2021 TO APPEAR ON 12/07/2021 FOR HEARING.
3.7	CASE 2021-643	OWNER(S): QUIRANTES, LAURA ADDRESS: 4801 SW 201 TER FOLIO: 5039 35 05 0280 VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT A PERMITS, GENERATOR INSTALLED WITHOUT PERMITS.	STATUS: NOTICE OF VIOLATION ISSUED ON 10/07/2021. NOTICE OF HEARING ISSUED ON 10/19/2021 TO APPEAR ON 12/07/2021 FOR HEARING.

3.8	CASE 2021-648	OWNER(S): MORENO, LUIS E SANCHEZ, LUZ M ETAL ADDRESS: SW 66 ST FOLIO: 5140 06 03 0019 VIOLATION(S): TSWR CODE SEC. 045-030(C)(4) STORAGE OF COMMERCIAL VEHICLES, VEHICLES MAY BE PARKED OR STORED ONLY AS AN ACCESSORY USE TO A PERMANENT DWELLING.	STATUS: NOTICE OF VIOLATION ISSUED 10/08/2021. NOTICE OF HEARING ISSUED ON 10/25/2021 TO APPEAR ON 12/07/2021 FOR HEARING.
3.9	CASE 2021-666	OWNER(S): ZACCO, MARIO ADDRESS: SW 185 WAY FOLIO: 5139 01 01 0091 VIOLATION(S): TSWR CODE SEC. 020-040 (A)(F) THE OPEN STORAGE OR DISCARDING OF JUNK WITHIN PROPERTY AND RIGHT OF WAY. OWNER RESPONSIBLE FOR KEEPING PREMISES JUNK FREE.	STATUS: NOTICE OF VIOLATION ISSUED ON 10/14/2021. NOTICE OF HEARING ISSUED ON 11/03/2021 TO APPEAR ON 12/07/2021 FOR HEARING. COMPLIED PRIOR TO HEARING.
3.10	2021-670	OWNER(S): GIBBONS, MARK THOMAS & GIBBONS, TRACY LYNN ADDRESS: 6111 SW 186 WAY FOLIO: 5139 01 02 0050 VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT A PERMITS, FILLING WITHOUT APPROVAL OR PERMITS.	STATUS: COURTESY NOTICE ISSUED ON 10/15/2021. NOTICE OF VIOLATION ISSUED ON 11/02/2021. NOTICE OF HEARING ISSUED ON 11/17/2021 TO APPEAR ON 12/07/2021 FOR HEARING. COMPLIED PRIOR TO HEARING.
3.11	CASE 2021-678	OWNER(S): EMMAUS PROPERTY HOLDINGS LLC ADDRESS: SW 210 TER FOLIO: 5039 34 01 0611 VIOLATION(S): TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMITS, FILLING WITHOUT APPROVAL OR PERMITS.	STATUS: NOTICE OF VIOLATION ISSUED ON 10/19/2021. NOTICE OF HEARING ISSUED ON 11/04/2021 TO APPEAR ON 12/07/2021 FOR HEARING.
3.12	CASE 2021-679	OWNER(S): EMMAUS PROPERTY HOLDINGS LLC ADDRESS: SW 210 TER FOLIO: 5039 34 01 0572	STATUS: NOTICE OF VIOLATION ISSUED ON 10/19/2021.

		VIOLATION(S): TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMITS, FILLING WITHOUT APPROVAL OR PERMITS.	NOTICE OF HEARING ISSUED ON 11/04/2021 TO APPEAR ON 12/07/2021 FOR HEARING.
3.13	CASE 2021-680	OWNER(S): CARDINEZ, MARINA CARDINEZ, MICHAEL ADDRESS: 5320 SW 210 TER FOLIO: 5039 34 01 0300 VIOLATION(S): TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMITS, FILLING WITHOUT APPROVAL OR PERMITS.	STATUS: NOTICE OF VIOLATION ISSUED ON 10/19/2021. NOTICE OF HEARING ISSUED ON 11/04/2021 TO APPEAR ON 12/07/2021 FOR HEARING.
3.14	CASE 2021-694	OWNER(S): CARDINEZ, MARINA CARDINEZ, MICHAEL ADDRESS: 5320 SW 210 TER FOLIO: 5039 34 01 0300 VIOLATION(S): 1. TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, FENCE WITHOUT PERMIT. 2. 045-030(C)(4)(a) STORAGE OF COMMERCIAL VEHICLES EXCEEDING (2)	STATUS: NOTICE OF VIOLATION ISSUED ON 11/04/2021. NOTICE OF HEARING ISSUED ON 11/17/2021 TO APPEAR ON 12/07/2021 FOR HEARING.
3.15	CASE 2021-703	OWNER(S): ROSENTHAL, REBECCA GOODMAN-WOOD, MARSHA ETAL ADDRESS: 6410 SW 185 WAY FOLIO: 5139 01 01 0086 VIOLATION(S): 1. 020-040 (D) 2. 020-040 (A)(F) 3. 020-040 (E)(3) 4. 020-040 (A) 1. EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION THROUGHOUT PROPERTY AND RIGHT OF WAY. 2. THE OPEN STORAGE OR DISCARDING OF JUNK WITHIN PROPERTY AND RIGHT OF WAY. OWNER RESPONSIBLE FOR KEEPING PREMISES JUNK FREE. 3. OWNER RESPONSIBLE FOR KEEPING BUILDING IN STATE OF GOOD REPAIR INCLUDING ACCESSORY STRUCTURES ON PLOT. 4. STORAGE OF JUNK VEHICLES.	STATUS: NOTICE OF HEARING ISSUED ON 11/15/2021 TO APPEAR ON 12/07/2021 FOR HEARING.

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4. CITATIONS

4.1	CASE 2021A-583	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA INC ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S): TSWR CODE SEC. 7-3(A) FALSE ALARM IN EXCESS OF (1) SECOND FALSE ALARM. FIRST FALSE ALARM ON 03/19/2021, SECOND FALSE ALARM ON 08/27/2021, THIRD FALSE ALARM ON 09/22/2021, 4 TH FALSE ALARM ON 09/26/2021. 5 TH FALSE ALARM 10/04/2021. 6 TH FALSE ALARM 10/07/2021.	STATUS: NOTICE OF VIOLATION ISSUED ON 09/02/2021. CVN ISSUED ON 10/01/2021. 1 ST FALSE ALARM 03/19/2021 2 ND FALSE ALARM 08/27/2021 3 RD FALSE ALARM 09/22/2021 4 TH FALSE ALARM 09/26/2021. PAID PRIOR TO HEARING. 5 TH FALSE ALARM 10/04/2021 6 TH FALSE ALARM 10/07/2021
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5. RE-HEARINGS:

6. FORECLOSURE REQUESTS

7. REPEAT VIOLATION

7.1	CASE 2016-584	OWNER(S): WARD, ANTONIO E ADDRESS: 15000 N SAXON CIRCLE FOLIO: 5040 33 02 0730 VIOLATION(S): TSWR CODE SEC. 9-3, BC SEC. 27-236 CONTINUOUS NOISE THROUGHOUT THE DAY IS CAUSING A NUISANCE TO NEIGHBORS.	STATUS: NOTICE OF HEARING ISSUED ON 11/02/2021 TO APPEAR ON 12/07/2021 FOR HEARING.
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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).