

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**  
**MAY 04, 2021**  
**9:00 A.M.**

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

<b>2.1</b>	<b>CASE 2020-521</b>	<p><b>OWNER(S):</b> BALCAZAR, LUZ M SANCHEZ  MORENO, LUIS EDGAR  <b>ADDRESS:</b> SW 66 ST  <b>FOLIO:</b> 5140 06 03 0019</p> <p><b>VIOLATION(S):</b> <b>TSWR SECT. CODE 005-080(A),045-030(C)(4)</b>  1. WORK WITHOUT A PERMIT, FILLING WITHOUT APPROVAL OR PERMIT.  2. STORAGE OF COMMERCIAL VEHICLES, VEHICLES MAY BE PARKED OR STORED ONLY AS AN ACCESSORY USE TO A PERMANENT DWELLING. NO MORE THAN (1) COMMERCIAL VEHICLE FOR PLOTS UNDER TWO (2) NET ACRES IN AREA MAY BE PARKED ON A PLOT.  <b>#2 COMPLIED PRIOR TO HEARING</b></p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 12/14/2020.</p> <p>NOTICE OF HEARING ISSUED ON 03/03/2021 TO APPEAR ON 04/06/2021 FOR HEARING.</p> <p>ADMITTED VIOLATION;</p> <p>GIVEN 30 DAYS TO COMPLY BY 05/03/2021 OR TO APPEAR 05/04/2021 FOR HEARING IF NOT IN COMPLIANCE. A FINE OF \$250.00 PER DAY WILL BE APPLIED ON MAY 04<sup>TH</sup>.</p> <p><b>AMENDED FINAL ORDER;  GIVEN 30 DAYS TO COMPLY BY 05/31/2021 OR TO APPEAR 06/01/2021 FOR HEARING IF NOT IN COMPLIANCE.</b></p>
<b>2.2</b>	<b>CASE 2021-103</b>	<p><b>OWNER(S):</b> SOSA, ARIEL  <b>ADDRESS:</b> 7121 SW 173 WAY  <b>FOLIO:</b> 5140 06 04 0234</p> <p><b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080</b>  WORK WITHOUT A PERMIT, FILLING WITHOUT APPROVAL OR PERMIT.</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 01/25/2021.</p> <p>NOTICE OF HEARING ISSUED ON 02/10/2021.</p> <p>FOUND IN VIOLATION;  GIVEN 30 DAYS TO COMPLY BY 04/05/2021 OR TO APPEAR 04/06/2021 FOR HEARING IF NOT IN COMPLIANCE. A FINE OF \$150.00 PER DAY WILL BE APPLIED AFTER THAT.</p>

			<p>FINAL ORDER AND VIRTUAL HEARING INSTRUCTIONS SENT VIA MAIL 03/04/2021.</p> <p>GIVEN ADDITIONAL 30 DAYS TO COMPLY BY 05/03/2021 OR TO APPEAR ON 05/04/2021 FOR HEARING IF NOT IN COMPLIANCE.</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>
2.3	<p><b>CASE 2021-132</b></p>	<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):</b> <b>TSWR CODE SEC. 0005-080(A)</b>  WORK WITHOUT A PERMIT, GARAGE CONVERTED TO LIVING SPACE WITHOUT APPROVAL.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 02/01/2021.</p> <p>NOTICE OF HEARING ISSUED ON 02/16/2021.</p> <p>ADMITTED VIOLATION;  GIVEN 30 DAYS TO COMPLY BY 04/05/2021 OR TO APPEAR 04/06/2021 FOR HEARING IF NOT IN COMPLIANCE. A FINE OF \$150.00 PER DAY WILL BE APPLIED AFTER THAT.</p> <p>FINAL ORDER AND VIRTUAL HEARING INSTRUCTIONS SENT VIA MAIL 03/04/2021.</p> <p>GIVEN 10 DAYS TO COMPLY BY 04/16/2021 OR TO APPEAR 05/04/2021 FOR HEARING IF NOT IN COMPLIANCE.</p> <p><b>AMENDED FINAL ORDER;  GIVEN 10 DAYS TO COMPLY BY 05/14/2021 OR TO APPEAR 06/01/2021 FOR HEARING IF NOT IN COMPLIANCE.</b></p>
2.4	<p><b>CASE 2021-157</b></p>	<p><b>OWNER(S):</b> AGUERA. ANA &amp; CARLOS  <b>ADDRESS:</b> 20221 SW 48 PL  <b>FOLIO:</b> 5039 35 03 0560</p> <p><b>VIOLATION(S):</b> <b>TSWR CODE SEC.005-080</b>  WORK WITHOUT A PERMIT, FILLING WITHOUT</p>	<p>NOTICE OF VIOLATION ISSUED ON 02/08/2021.</p> <p>NOTICE OF HEARING ISSUED ON 03/03/2021 TO APPEAR ON 04/06/2021 FOR HEARING.</p>

		APPROVAL OR PERMIT.	<p>ADMITTED VIOLATION; GIVEN 30 DAYS TO COMPLY BY 05/03/2021 OR TO APPEAR 05/04/2021 FOR HEARING IF NOT IN COMPLIANCE. A FINE OF \$150.00 PER DAY WILL BE APPLIED AFTER THAT.</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>
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**3. NEW CASES**

3.1	<b>CASE 2021-137</b>	<p><b>OWNER(S):</b> MORALES, CESAR H/E LEON, RENE &amp; CABRERA, EDUARDO <b>ADDRESS:</b> 5301 SW 198 TER <b>FOLIO:</b> 5039 35 08 0200</p> <p><b>VIOLATION(S):</b> <b>TSWR CODE SEC. 090-080 (E)(2)(a)</b> PROPERTY IN VIOLATION FOR NOT MEETING THE MINIMUM DRIVEWAY SPACING BETWEEN THE TWO(2) DRIVEWAYS ON THE SAME PLOT EQUALING OR EXCEEDING TWENTY(20)FOOT.</p>	<p>NOTICE OF VIOLATION ISSUED ON 02/02/2021.</p> <p>NOTICE OF HEARING ISSUED ON 03/03/2021 TO APPEAR ON 04/06/2021 FOR HEARING.</p> <p>ORDER OF CONTINUANCE TO APPEAR ON 05/04/2021 FOR HEARING.</p> <p><b>ORDER OF CONTINUANCE TO APPEAR ON 06/01/2021 FOR HEARING.</b></p>
3.2	<b>CASE 2021-194</b>	<p><b>OWNER(S):</b> INVESTMENT MANAGEMENT MARLA LLC <b>ADDRESS:</b> 6540 MELALEUCA RD <b>FOLIO:</b> 5140 02 01 0173</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 02/16/2021.</p> <p>NOTICE OF HEARING ISSUED ON 04/07/2021 TO APPEAR ON 05/04/2021 FOR HEARING.</p> <p><b>ADMITTED VIOLATION; GIVEN 30 DAYS TO COMPLY BY 05/31/2021 OR TO APPEAR 06/01/2021 FOR HEARING IF NOT IN COMPLIANCE. A FINE OF \$150.00 PER DAY WILL BE APPLIED ON 06/01/2021. ADMINISTRATIVE COST WAIVED.</b></p>
3.3	<b>CASE 2021-259</b>	<p><b>OWNER(S):</b> LAIDLAW, ADRIAN &amp; MORRISON-LAIDLAW, MICHELE <b>ADDRESS:</b> 6740 HOLATEE TRL</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 03/09/2021.</p>

		<p><b>FOLIO:</b> 5140 02 01 0329</p> <p><b>VIOLATION(S): TSWR CODE SEC. 020-040(E)(1)</b> ALL BUILDINGS AND STRUCTURES SHALL BE PAINTED AND MAINTAINED FREE OF CHIPPING PAINT, GRAFFITI OR OTHER DISCOLORATION.</p>	<p>NOTICE OF HEARING ISSUED ON 04/07/2021 TO APPEAR ON 05/04/2021 FOR HEARING.</p> <p><b>FOUND IN VIOLATION; GIVEN 30 DAYS TO COMPLY BY 05/31/2021 OR TO APPEAR 06/01/2021 FOR HEARING IF NOT IN COMPLIANCE. A FINE OF \$150.00 PER DAY WILL BE APPLIED ON 06/01/2021. ADMINISTRATIVE COST \$150.00</b></p>
3.4	CASE 2021-298	<p><b>OWNER(S):</b> KUBAT, ROBERT D &amp; ELEINES P <b>ADDRESS:</b> 17001 SW 64 COURT <b>FOLIO:</b> 5140 05 17 0040</p> <p><b>VIOLATION(S): TSWR CODE SEC. 005-080(A), 005-090 (C)(D)(E)</b> FAILURE TO COMPLY WITH CONDITIONS OF APPROVAL FOR DEVELOPMENT ORDER. CONDITIONS OF APPROVAL REQUIRED IMPLEMENTATION OF AN ASPHALT ROAD TO SERVICE LOT.</p>	<p><b>STATUS:</b> NOTICE OF VIOLATION/ NOTICE OF HEARING ISSUED ON 03/24/2021 TO APPEAR ON 04/06/2021 FOR HEARING.</p> <p>ORDER OF CONTINUANCE TO APPEAR ON 05/04/2021 FOR HEARING.</p> <p><b>FOUND IN VIOLATION; GIVEN 6 MONTHS TO COMPLETE PAVING OF ROAD BY 11/01/2021 OR APPEAR TO HEARING ON 11/02/2021 IF NOT IN COMPLIANCE. A FINE OF \$150.00 PER DAY WILL BE APPLIED ON 11/02/21 IF NOT IN COMPLIANCE. ADMINISTRATIVE COST \$150.00</b></p>
3.5	CASE 2021-323	<p><b>OWNER(S):</b> BUZZELA, BETTY LOU <b>ADDRESS:</b> 6200 SW 183 WAY <b>FOLIO:</b> 5140 06 02 0250</p> <p><b>VIOLATION(S): TSWR CODE SEC. 020-030(A), BCC4-8 (b)</b> A PUBLIC NUISANCE, TO ALLOW ANY DOG TO THREATEN THE SAFETY OF THE GENERAL PUBLIC.</p>	<p><b>STATUS:</b> NOTICE OF HEARING ISSUED ON 04/09/2021 TO APPEAR ON 05/04/2021 FOR HEARING.</p> <p><b>CASE WAS DISMISSED.</b></p>
3.6	CASE 2021C-333	<p><b>OWNER(S):</b> RAMOS, RODRIGO <b>ADDRESS:</b> 4700 SW 126 AVE</p>	<p><b>STATUS:</b></p>

		<b>FOLIO:</b> 5040 26 00 0225  <b>VIOLATION(S): TSWR CODE SEC. 16-19(G)(11)</b> FAILURE TO PAY INVOICE FROM WASTEPRO FOR BULK PILE EXCEEDING 12 CUBIC YARDS. INVOICE#85198G \$122.50	VNOH ISSUED ON 04/20/2021 TO APPEAR ON 05/04/2021 FOR HEARING.  <b>PAID PRIOR TO HEARING.</b>
3.7	CASE 2021C-336	<b>OWNER(S):</b> VOGELER, JESSIKA E H/E TUR, JOSE <b>ADDRESS:</b> 18951 SW 50 ST <b>FOLIO:</b> 5039 36 10 0060  <b>VIOLATION(S): TSWR CODE SEC. 16-19(G)(11)</b> FAILURE TO PAY INVOICE FROM WASTEPRO FOR BULK PILE EXCEEDING 12 CUBIC YARDS. INVOICE#85198B \$455.00 INVOICE# 85198C \$490.00	<b>STATUS:</b>  VNOH ISSUED ON 04/20/2021 TO APPEAR ON 05/04/2021 FOR HEARING.  <b>ORDER OF CONTINUANCE TO APPEAR ON 06/01/2021 FOR HEARING.</b>
3.8	CASE 2021C-337	<b>OWNER(S):</b> QUATERMAINE, STEPHEN L H/E QUATERMAINE, RHEA J <b>ADDRESS:</b> 19000 SW 59 ST <b>FOLIO:</b> 5039 36 10 0550  <b>VIOLATION(S): TSWR CODE SEC. 16-19(G)(11)</b> FAILURE TO PAY INVOICE FROM WASTEPRO FOR BULK PILE EXCEEDING 12 CUBIC YARDS. INVOICE#85198D \$385.00	<b>STATUS:</b>  VNOH ISSUED ON 04/20/2021 TO APPEAR ON 05/04/2021 FOR HEARING.  <b>ORDER OF CONTINUANCE TO APPEAR ON 06/01/2021 FOR HEARING.</b>
3.9	CASE 2021C-338	<b>OWNER(S):</b> LUONGO, MARIA CAROLINA RAMIREZ, KEYDHEN <b>ADDRESS:</b> 18311 SW 50 ST <b>FOLIO:</b> 5040 30 00 0063  <b>VIOLATION(S): TSWR CODE SEC. 16-19(G)(11)</b> FAILURE TO PAY INVOICE FROM WASTEPRO FOR BULK PILE EXCEEDING 12 CUBIC YARDS. INVOICE#85198K \$367.50	<b>STATUS:</b>  VNOH ISSUED ON 04/20/2021 TO APPEAR ON 05/04/2021 FOR HEARING.  <b>PAID PRIOR TO HEARING.</b>
3.10	CASE 2021C-340	<b>OWNER(S):</b> MENDEZ, AIMEE & CARLOS <b>ADDRESS:</b> 5020 SW 167 AVE <b>FOLIO:</b> 5040 32 02 0084  <b>VIOLATION(S): TSWR CODE SEC. 16-19(G)(11)</b> FAILURE TO PAY INVOICE FROM WASTEPRO FOR BULK PILE EXCEEDING 12 CUBIC YARDS. INVOICE#85198F \$630.00	<b>STATUS:</b>  VNOH ISSUED ON 04/21/2021 TO APPEAR ON 05/04/2021 FOR HEARING.  <b>PAID PRIOR TO HEARING.</b>
3.11	CASE 2021C-343	<b>OWNER(S):</b> CANAL, JOSE ANTONIO CANAL, ALEXANDER <b>ADDRESS:</b> 5721 SW 196 LN <b>FOLIO:</b> 5039 36 07 0080  <b>VIOLATION(S): TSWR CODE SEC. 16-19(G)(11)</b>	<b>STATUS:</b>  VNOH ISSUED ON 04/21/2021 TO APPEAR ON 05/04/2021 FOR HEARING.

		FAILURE TO PAY INVOICE FROM WASTEPRO FOR BULK PILE EXCEEDING 12 CUBIC YARDS. INVOICE#85198B \$105.00	<b>PAID PRIOR TO HEARING.</b>
3.12	CASE 2021C-344	<b>OWNER(S):</b> MONTENEGRO, ALBERTO DAVID <b>ADDRESS:</b> 17791 SW 46 ST <b>FOLIO:</b> 5040 30 00 0240  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 16-19(G)(11)</b> FAILURE TO PAY INVOICE FROM WASTEPRO FOR BULK PILE EXCEEDING 12 CUBIC YARDS. INVOICE#85198D \$280.00	<b>STATUS:</b>  VNOH ISSUED ON 04/21/2021 TO APPEAR ON 05/04/2021 FOR HEARING.  <b>PAID PRIOR TO HEARING.</b>
3.13	CASE 2021C-345	<b>OWNER(S):</b> LEAL, ALEXIS & MARIA L <b>ADDRESS:</b> 20260 SW 50 PL <b>FOLIO:</b> 5039 35 03 0720  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 16-19(G)(11)</b> FAILURE TO PAY INVOICE FROM WASTEPRO FOR BULK PILE EXCEEDING 12 CUBIC YARDS. INVOICE#85198C \$297.50	<b>STATUS:</b>  VNOH ISSUED ON 04/21/2021 TO APPEAR ON 05/04/2021 FOR HEARING.  <b>PAID PRIOR TO HEARING</b>
3.14	CASE 2021C-346	<b>OWNER(S):</b> RAWCLIFF, CATHY <b>ADDRESS:</b> 18132 SW 50 CT <b>FOLIO:</b> 5040 31 01 0294  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 16-19(G)(11)</b> FAILURE TO PAY INVOICE FROM WASTEPRO FOR BULK PILE EXCEEDING 12 CUBIC YARDS. INVOICE#85198A \$87.50.	<b>STATUS:</b>  VNOH ISSUED ON 04/21/2021 TO APPEAR ON 05/04/2021 FOR HEARING.  <b>ORDER OF CONTINUANCE TO APPEAR ON 06/01/2021 FOR HEARING.</b>

#### 4. CITATIONS

4.1	CASE 2021A-321	<b>OWNER(S):</b> STRAUCH, AXEL AXEL STRAUCH REV TR <b>ADDRESS:</b> 13902 CASA MOORREYE DR <b>FOLIO:</b> 5040 34 01 0101  <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 01/27/2021, SECOND FALSE ALARM ON 3/22/2021, THIRD FALSE ALARM ON 03/29/2021.	<b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 04/06/2021.  CVN AND VNOH ISSUED ON 04/06/2021 TO APPEAR ON 05/04/2021 FOR HEARING.  1 <sup>ST</sup> FALSE ALARM 01/27/2021 2 <sup>ND</sup> FALSE ALARM 03/22/2021 3 <sup>RD</sup> FALSE ALARM 03/29/2021  <b>PAID PRIOR TO HEARING.</b>
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#### 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).