

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
OCTOBER 05TH, 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>CASE WAS NOT HEARD</p>
2.2	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>

			<p>CASE WAS NOT HEARD</p> <p>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.</p>
2.3	<p>CASE 2021-446</p>	<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> <p>GIVEN UNTIL 10/04/2021 (30) DAYS TO COMPLY BY EITHER REMOVING THE CARPORT FOR BOAT OR GETTING THE PERMIT, OR TO APPEAR FOR HEARING ON 10/05/2021 IF NOT IN COMPLAINE. A FINE OF \$150.00 A DAY WILL BE APPLIED AFTER THAT.</p> <p>FINAL ORDER A FINE IN THE AMOUNT OF \$150.00 A DAY IS IMPOSED AS OF 10/05/2021. \$150.00 ADMINISTRATIVE COST</p>
2.4	<p>CASE 2021-482</p>	<p>OWNER(S): MONNOT, FREDERIC ADDRESS: 6451 SW 136 LN FOLIO: 5140 03 02 0020</p> <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</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 07/19/2021.</p> <p>NOTICE OF HEARING ISSUED ON 08/05/2021 TO APPEAR ON 09/07/2021 FOR HEARING.</p> <p>FOUND IN VIOLATION; GIVEN UNTIL 10/04/2021 (30) DAYS TO COMPLY, OR TO</p>

		SEC.020-040(E)(1) ALL BUILDINGS AND STRUCTURES SHALL BE PAINTED AND MAINTAINED FREE OF CHIPPING PAINT, GRAFFITI OR OTHER DISCOLORATION.	<p>APPEAR ON 10/05/2021 FOR HEARING IF NOT IN COMPLIANCE. A FINE OF \$150.00 A DAY WILL BE APPLIED AFTER THAT.</p> <p>FINAL ORDER A FINE IN THE AMOUNT OF \$150.00 A DAY IS IMPOSED AS OF 10/05/2021 PER VIOLATION, TOTAL OF 3 VIOLATIONS. \$150.00 ADMINISTRATIVE COST</p>
2.5	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:</p> <p>NOTICE OF VIOLATION ISSUED ON 07/23/2021.</p> <p>NOTICE OF HEARING ISSUED ON 08/12/2021 TO APPEAR ON 09/07/2021 FOR HEARING.</p> <p>GIVEN UNTIL 10/04/2021 (30) DAYS TO COMPLY OR TO APPEAR ON 10/05/2021 FOR HEARING IF NOT IN COMPLIANCE. A FINE OF \$100.00 A DAY WILL BE APPLIED AFTER THAT.</p> <p>AMENDED FINAL ORDER GIVEN UNTIL 11/01/2021 (30) DAYS TO COMPLY OR TO APPEAR ON 11/02/2021 FOR HEARING IF NOT IN COMPLIANCE.</p>

3. NEW CASES

3.1	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>
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			<p>ORDER OF CONTINUANCE TO APPEAR ON 10/05/2021 FOR HEARING.</p> <p>CASE DISMISSED.</p>
3.2	<p>CASE 2021C-469</p>	<p>OWNER(S): DARBOUZE, RODRIGUE H/E JEAN, JOEL ADDRESS: 5501 SW 190 AVE FOLIO: 5039 36 10 0370</p> <p>VIOLATION(S): TSWR CODE SEC.16-19 (G)(11) FAILURE TO PAY INVOICE FROM WASTEPRO 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>ORDER OF CONTINUANCE TO APPEAR ON 10/05/2021 FOR HEARING.</p> <p>CASE WAS DISMISSED BY MAGISTRATE.</p>
3.3	<p>CASE 2021-522</p>	<p>OWNER(S): LM PROPERTY HOLDINGS LLC ADDRESS: 5400 SW 188 AVE FOLIO: 5039 36 05 0320</p> <p>VIOLATION(S): TSWR CODE SEC. 005-080(A) TSWR CODE SEC.045-030(A) 1) STRUCTURE ERECTED WITHOUT APPROVAL OR PERMIT. 2) INSTALLATION OF A FENCE, NORTH OF PROPERTY ALONG SW 54 PL. FENCES SHALL BE PERMITTED TO A MAXIMUM HEIGHT OF EIGHT(8) FEET ABOVE ESTABLISHED GRADE WITHIN ANY REQUIRED YARD; AND IN ANY LOCATION ON A RESIDENTIAL OR AGRICULTURAL PLOT.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 08/02/2021.</p> <p>NOTICE OF HEARING ISSUED ON 9/15/2021 TO APPEAR ON 10/05/2021 FOR HEARING.</p> <p>FINAL ORDER GIVEN UNTIL 11/01/2021 (30) 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. \$150.00 ADMINISTRATIVE COST.</p>
3.4	<p>CASE 2021-542</p>	<p>OWNER(S): MONTENEGRO, ALBERTO DAVID ADDRESS: 17791 SW 46 ST FOLIO: 5040 30 00 0240</p> <p>VIOLATION(S): TSWR CODE SEC. 005-080 (A) ADDING FILL TO PROPERTY WITHOUT PERMIT.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 8/12/2021.</p> <p>NOTICE OF HEARING ISSUED ON 09/15/2021 TO APPEAR ON 10/05/2021 FOR HEARING.</p>

			COMPLIED PRIOR TO HEARING.
3.5	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. ADMINISTRATIVE COST WAIVED.
3.6	CASE 2021-548	OWNER(S): FURCAL, GLENNY FURCAL, RAFAEL ADDRESS: 14020 MUSTANG TRAIL FOLIO: 5140 03 11 0010 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 08/16/2021. NOTICE OF HEARING ISSUED ON 9/08/2021. ORDER OF CONTINUANCE TO APPEAR ON 11/02/2021 FOR HEARING.
3.7	CASE 2021-549	OWNER(S): FURCAL, GLENNY FURCAL, RAFAEL ADDRESS: 14010 MUSTANG TRAIL FOLIO: 5140 03 11 0020 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 08/16/2021. NOTICE OF HEARING ISSUED ON 9/08/2021. ORDER OF CONTINUANCE TO APPEAR ON 11/02/2021 FOR HEARING.
3.8	CASE 2021-557	OWNER(S): LUNN, STEVEN J & SARA ADDRESS: 17611 SW 68 CT FOLIO: 5140 06 04 0121	STATUS: NOTICE OF VIOLATION ISSUED ON 08/17/2021.

		VIOLATION(S): TSWR CODE SEC. 005-080(A) WORK WITHOUT PERMIT, TO WIT: INSTALLATION OF COLUMNS ON THE PROPERTY.	NOTICE OF HEARING ISSUED ON 09/01/2021. COMPLIED PRIOR TO HEARING.
3.9	CASE 2021-567	OWNER(S): MARCOS A DELGADO CORP % LUIS VIGOA ADDRESS: 18901 SW 57 CT FOLIO: 5039 36 10 0470 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 08/23/2021. NOTICE OF HEARING ISSUED ON 09/08/2021. 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. \$150.00 ADMINISTRATIVE COST.
3.10	CASE 2021C-588	OWNER(S): CEDENO, FRANKLIN & ANITA ADDRESS: 5410 SW 196 LN FOLIO: 5039 35 02 0120 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 09/07/2021. NOTICE OF HEARING ISSUED ON 09/20/2021 TO APPEAR ON 10/05/2021 FOR HEARING. CASE WAS DISMISSED BY MAGISTRATE.
3.11	CASE 2021C-591	OWNER(S): WEECH, RONALD A & MICHELLE K ADDRESS: 15000 FOXHEATH DR FOLIO: 5040 33 02 0550 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 09/07/2021. NOTICE OF HEARING ISSUED ON 09/20/2021 TO APPEAR ON 10/05/2021 FOR HEARING. PAID PRIOR TO HEARING.
3.12	CASE 2021C-592	OWNER(S): MILMOE, CHRISTOPHER C H/E MILMOE, LORI ADDRESS: 18221 SW 60 ST FOLIO: 5040 31 01 0396	STATUS: NOTICE OF VIOLATION ISSUED ON 09/07/2021.

		VIOLATION(S): TSWR CODE SEC.16-19 (G)(11) FAILURE TO PAY INVOICE FROM WASTEPRO EXCEEDING 12 CUBIC YARDS.	NOTICE OF HEARING ISSUED ON 09/20/2021 TO APPEAR ON 10/05/2021 FOR HEARING. CASE DISMISSED DUE TO CHANGE IN OWNERSHIP.
3.13	CASE 2021-625	OWNER(S): BENCOMO, MARIO L RODRIGUEZ, ENNIANA D ADDRESS: 14305 STIRLING ROAD FOLIO: 5040 34 01 0480 VIOLATION(S): TSWR CODE SEC. 020-030(A), BCC 4-8 A PUBLIC NUISANCE, DOG ESCAPING PROPERTY RESULTING IN ATTACK ON A NEIGHBOR, AND THREATENING THE SAFETY OF THE GENERAL PUBLIC.	STATUS: NOTICE OF HEARING ISSUED ON 09/24/2021 TO APPEAR ON 10/05/2021 FOR HEARING. FINAL ORDER ADMITTED VIOLATION; A FINE IN THE AMOUNT OF \$2,500.00 IS IMPOSED GIVEN (30) DAYS. ADMINISTRATIVE COST WAIVED.
3.14	CASE 2021-627	OWNER(S): MALDONADO, ROBERTO & ANNETTE M ADDRESS: 14481 LAKE LN FOLIO: 5040 27 01 0220 VIOLATION(S): TSWR CODE SEC. 020-030(A), BCC 4-8 A PUBLIC NUISANCE, DOG ESCAPING PROPERTY RESULTING IN ATTACK ON CHICKENS, AND THREATENING THE SAFETY OF THE GENERAL PUBLIC.	STATUS: NOTICE OF HEARING ISSUED ON 09/24/2021 TO APPEAR ON 10/05/2021 FOR HEARING. FINAL ORDER ADMITTED VIOLATION; A FINE IN THE AMOUNT OF \$1,000.00 IS IMPOSED GIVEN (30) DAYS. ADMINISTRATIVE COST WAIVED.

4. CITATIONS

4.1	CASE 2021A-	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	STATUS:
4.2	CASE 2021A-	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	STATUS:
4.3	CASE 2021A-	OWNER(S): ADDRESS: FOLIO:	STATUS:

		VIOLATION(S):.	
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- 5. RE-HEARINGS:
- 6. FORECLOSURE REQUESTS
- 7. REPEAT VIOLATION

5.1	CASE 2021-626	OWNER(S): ADLER HOLDINGS LLC ADDRESS: 6951 SW 185 WAY FOLIO: 5139 01 01 0021 VIOLATION(S): TSWR CODE SEC. 005-120, 045-060, 045-050 FAILURE TO OBTAIN CERTIFICATE OF USE. USE OF PROPERTY AS A TRANSFER STATION IS NOT PERMITTED.	STATUS: NOTICE OF HEARING ISSUED ON 09/24/2021 TO APPEAR ON 10/05/2021 FOR HEARING. FINAL ORDER A FINE IN THE AMOUNT OF \$1,000.00 IS IMPOSED GIVEN (20) DAYS TO COMPLY BY 10/25/2021 OR TO APPEAR ON 11/02/2021 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).