

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**  
**JANUARY 04<sup>th</sup>, 2022**  
**9:00 A.M.**

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

<b>2.1</b>	<b>2021-495</b>	<p><b>OWNER(S):</b> SLADE, FRANK  <b>ADDRESS:</b> 5050 SW 163 AVE  <b>FOLIO:</b> 5040 32 01 0114</p> <p><b>VIOLATION(S):</b> <b>TSWR SEC. 045-030 (D) 2, TSWR SEC. 020-040 (A)(B), TSWR SEC. 020-030 (A)</b>  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><b>STATUS:</b></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> <p>NOTICE OF HEARING ISSUED ON 11/01/2021 TO APPEAR ON 11/16/2021 FOR HEARING.</p> <p>AMENDED FINAL ORDER; GIVEN UNTIL 01/03/2022 TO OBTAIN COMPLIANCE OR TO APPEAR ON 01/04/2022 FOR HEARING IF NOT IN COMPLIANCE.</p> <p><b>AMENDED FINAL ORDER; GIVEN UNTIL 02/28/2022 (60 DAYS) TO OBTAIN COMPLIANCE OR TO APPEAR ON 03/01/2022 FOR HEARING IF NOT IN COMPLIANCE.</b></p>
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2.2	2021-554	<p><b>OWNER(S):</b> LENDIAN, OBED  <b>ADDRESS:</b> 15841 SW 56 ST  <b>FOLIO:</b> 5040 33 14 0030  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080</b>  WORK WITHOUT A PERMIT, FILLING WITHOUT APPROVAL OR PERMIT. DRIVEWAY VIOLATION.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 08/17/2021.</p> <p>NOTICE OF HEARING ISSUED ON 10/04/2021 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>ADMITTED VIOLATION;  GIVEN UNTIL 01/03/2022 TO OBTAIN COMPLIANCE OR TO APPEAR ON 01/04/2022 FOR HEARING. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT.</p> <p><b>FOUND IN VIOLATION;  A FINE IN THE AMOUNT OF \$150.00 A DAY IS IMPOSED STARTING 01/04/2022 UNTIL IN COMPLIANCE.</b></p>
2.3	2021-678	<p><b>OWNER(S):</b> EMMAUS PROPERTY HOLDINGS LLC  <b>ADDRESS:</b> SW 210 TER  <b>FOLIO:</b> 5039 34 01 0611  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080(A)</b>  WORK WITHOUT A PERMITS, FILLING WITHOUT APPROVAL OR PERMITS.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 10/19/2021.</p> <p>NOTICE OF HEARING ISSUED ON 11/04/2021 TO APPEAR ON 12/07/2021 FOR HEARING.</p> <p>GIVEN UNTIL 01/03/2022 (30 DAYS) TO COMPLY OR TO APPEAR ON 01/04/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$250.00 A DAY WILL BE APPLIED AFTER THAT.</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>

2.4	2021-679	<p><b>OWNER(S):</b> EMMAUS PROPERTY HOLDINGS LLC  <b>ADDRESS:</b> SW 210 TER  <b>FOLIO:</b> 5039 34 01 0572  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080(A)</b>  WORK WITHOUT A PERMITS, FILLING WITHOUT APPROVAL OR PERMITS.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 10/19/2021.</p> <p>NOTICE OF HEARING ISSUED ON 11/04/2021 TO APPEAR ON 12/07/2021 FOR HEARING.</p> <p>GIVEN UNTIL 01/03/2022 (30 DAYS) TO COMPLY OR TO APPEAR ON 01/04/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$250.00 A DAY WILL BE APPLIED AFTER THAT.</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>
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**3. NEW CASES**

3.1	<p><b>CASE</b>  <b>2021-654</b></p>	<p><b>OWNER(S):</b> LUNN, JASON ROBERT  PENUGONDA, MYTHILI  <b>ADDRESS:</b> 18900 STIRLING ROAD  <b>FOLIO:</b> 5039 36 10 0610  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080(A)</b>  WORK WITHOUT A PERMITS, FILLING WITHOUT APPROVAL OR PERMITS.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 10/11/2021.</p> <p>NOTICE OF HEARING ISSUED ON 12/20/2021 TO APPEAR ON 01/04/2022 FOR HEARING.</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>
3.2	<p><b>CASE</b>  <b>2021-667</b></p>	<p><b>OWNER(S):</b> BREARLEY, RICHARD  <b>ADDRESS:</b> 18951 SW 54 PL  <b>FOLIO:</b> 5039 36 10 0300  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080(A)</b>  WORK WITHOUT A PERMITS, FILLING WITHOUT APPROVAL OR PERMITS.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 10/14/2021.</p> <p>NOTICE OF HEARING ISSUED ON 11/30/2021 TO APPEAR ON 01/04/2022 FOR HEARING.</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>

3.3	CASE 2021-682	OWNER(S): MANTEL, DEBRA D ADDRESS: SW 67 PL FOLIO: 5140 05 01 0078 VIOLATION(S): <b>TSWR CODE SEC. 020-040(D)</b> THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION.	STATUS:  NOTICE OF VIOLATION ISSUED ON 10/20/2021.  NOTICE OF HEARING ISSUED ON 11/24/2021 TO APPEAR ON 01/04/2022 FOR HEARING.  <b>CONTESTED VIOLATION; GIVEN UNTIL 04/04/2022 (90 DAYS) TO COMPLY OR TO APPEAR ON 04/05/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT. \$150.00 ADMINISTRATIVE COST.</b>
3.4	CASE 2021-683	OWNER(S): HUMPHRIES, HEIDI HEIDI PERLMAN HUMPHRIES REV TR ADDRESS: 6211 APPALOOSA TRL FOLIO: 5140 02 01 0060 VIOLATION(S): <b>TSWR CODE SEC. 095-030(B) SEC. 095-040(A)</b> AREA LIGHTS OTHER THAN THOSE WITH FULL CUTOFF FIXTURES & THE OVERSPILL OF LIGHT ORIGINATING FROM ANY PLOT, ONTO ANY OTHER PLOT, SHALL NOT EXCEED ONE- TENTH (0.1) HORIZONTAL FOOT CANDLE MEASURED AT GRADE LEVEL AT THE PROPERTY LINE.	STATUS:  NOTICE OF VIOLATION ISSUED ON 10/20/2021.  NOTICE OF HEARING ISSUED ON 11/12/2021 TO APPEAR ON 01/04/2022 FOR HEARING.  <b>COMPLIED PRIOR TO HEARING.</b>
3.5	CASE 2021-686	OWNER(S): RIVERA, MARLEN ADDRESS: 6591 SW 178 AVE FOLIO: 5140 06 02 0031 VIOLATION(S): <b>TSWR CODE SEC. 005-080(A)</b> WORK WITHOUT A PERMITS, FILLING WITHOUT APPROVAL OR PERMITS.	STATUS:  NOTICE OF VIOLATION ISSUED ON 10/27/2021. NOTICE OF HEARING ISSUED ON 12/20/2021 TO APPEAR ON 01/04/2022 FOR HEARING.  <b>FOUND IN VIOLATION; GIVEN UNTIL 01/31/2022 (30 DAYS) TO COMPLY OR TO APPEAR ON 02/01/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT. \$150.00 ADMINISTRATIVE COST.</b>

3.6	CASE 2021-687	OWNER(S): BORG, MIGUEL A & COLLEN ADDRESS: 5340 SW 188 AVE FOLIO: 5039 36 02 0100 VIOLATION(S): <b>TSWR CODE SEC. 020-040(D)</b> THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION.	STATUS:  NOTICE OF VIOLATION ISSUED ON 10/27/2021.  NOTICE OF HEARING ISSUED ON 11/13/2021 TO APPEAR ON 01/04/2022 FOR HEARING  <b>COMPLIED PRIOR TO HEARING.</b>
3.7	CASE 2021-689	OWNER(S): RUBIO, FRIDA LILIANA BAHAMON, HARVIN ANDRES ETAL ADDRESS: 17601 SW 65 CT FOLIO: 5140 06 01 0211 VIOLATION(S): <b>TSWR CODE SEC. 005-080(A)</b> WORK WITHOUT A PERMITS, FILLING WITHOUT APPROVAL OR PERMITS.	STATUS:  NOTICE OF VIOLATION ISSUED ON 10/27/2021.  NOTICE OF HEARING ISSUED ON 11/15/2021 TO APPEAR ON 01/04/2022 FOR HEARING.  <b>ADMITTED VIOLATION; GIVEN UNTIL 01/31/2022 (30 DAYS) TO COMPLY OR TO APPEAR ON 02/01/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT. WAIVED COST.</b>
3.8	CASE 2021-714	OWNER(S): ABBAS, SYED ATHER H/E ATHER, QAISRA ADDRESS: 16900 STRATFORD CT FOLIO: 5040 32 16 0160 VIOLATION(S): <b>TSWR CODE SEC. 005-080(A)</b> WORK WITHOUT A PERMITS, FILLING WITHOUT APPROVAL OR PERMITS.	STATUS:  NOTICE OF VIOLATION ISSUED ON 10/22/2021.  NOTICE OF HEARING ISSUED ON 11/13/2021 TO APPEAR ON 01/04/2022 FOR HEARING.  <b>ADMITTED VIOLATION; GIVEN UNTIL 02/28/2022 (60 DAYS) TO COMPLY OR TO APPEAR ON 03/01/2022 FOR HEARING IF NOT IN COMPLIANCE. IN ORDER TO OBTAIN COMPLIANCE MUST REMOVE GARAGE AND OBTAIN AFTER THE FACT PERMIT FOR THE FOUNTAIN. A FINE IN THE AMOUNT OF \$150.00 A DAY</b>

			<b>WILL BE APPLIED AFTER THAT. WAIVED COST.</b>
<b>3.9</b>	<b>CASE 2021-722</b>	<b>OWNER(S):</b> MANDARINO, DANIEL <b>ADDRESS:</b> SW 64 CT <b>FOLIO:</b> 5140 05 17 0030 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 020-040(D)</b> THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION.	<b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 10/20/2021.  NOTICE OF HEARING ISSUED ON 11/13/2021 TO APPEAR ON 01/04/2022 FOR HEARING.  <b>FOUND IN VIOLATION; GIVEN UNTIL 01/31/2022 (30 DAYS) TO COMPLY OR TO APPEAR ON 02/01/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT. \$150.00 ADMINISTRATIVE COST.</b>
<b>3.10</b>	<b>CASE 2021-751</b>	<b>OWNER(S):</b> RIVAS, VICTOR PADILLA PADILLA, LILLYSABEL <b>ADDRESS:</b> 14101 LURAY ROAD <b>FOLIO:</b> 5140 03 01 0190 <b>VIOLATION(S):</b> <b>1. TSWR CODE SEC. 035-080 (D)(4)</b> ANY ASSEMBLY OF OVER THIRTY (30) OR MORE PEOPLE AT ANY ONE TIME REQUIRES A TOWN ISSUED PERMIT. <b>2. TSWR CODE SEC. 9-3, 9-4</b> NOISE DISTURBANCE PROHIBITED: NO PERSON SHALL MAKE, CONTINUE, ANY NOISE DISTURBANCE. NO PERSON SHALL OPERATE ANY SOUND IN SUCH MANNER AS TO CREATE A NOISE DISTURBANCE THAT IS AUDIBLE IN A RECEIVING LAND.	<b>STATUS:</b>  NOTICE OF HEARING ISSUED ON 11/16/2021 TO APPEAR ON 01/04/2022 FOR HEARING  <b>FOUND IN VIOLATION; GIVEN UNTIL 02/28/2022 (60 DAYS) TO PAY \$1,000.00 PER VIOLATION X2=\$2,000.00 TOTAL \$150.00 ADMINISTRATIVE COST. ANY FUTURE VIOLATION THE TOWN WILL BE SEEKING \$5,000.00 FINE PER VIOLATION.</b>

#### 4. CITATIONS

<b>4.1</b>	<b>CASE 2021A-</b>	<b>OWNER(S):</b> <b>ADDRESS:</b> <b>FOLIO:</b>	<b>STATUS:</b>
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		<b>VIOLATION(S):</b>	
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**5. RE-HEARINGS:**

**6. FORECLOSURE REQUESTS**

**7. REPEAT VIOLATION**

<b>7.1</b>	<b>CASE 2019-057</b>	<b>OWNER(S):</b> SPASIC, ZORAN DELGADO SPASIC, YARA <b>ADDRESS:</b> 14571 MUSTANG TRL <b>FOLIO:</b> 5140 03 10 0010 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 095-030( C)</b> OUTDOOR LIGHTING RESULTING IN GLARE ONTO ADJACENT PROPERTIES OR STREEETS.	<b>STATUS:</b>  NOTICE OF HEARING ISSUED ON 12/20/2021 TO APPEAR ON 01/04/2022 FOR HEARING.  <b>A FINE IN THE AMOUNT OF \$250.00 PER VIOLATION X2=\$500.00 TOTAL IS IMPOSED. \$150.00 ADMINISTRATIVE COST.</b>
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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).