

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
JUNE 01, 2021
9:00 A.M.

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

2.1	<p>CASE 2020-521</p>	<p>OWNER(S): BALCAZAR, LUZ M SANCHEZ MORENO, LUIS EDGAR ADDRESS: SW 66 ST FOLIO: 5140 06 03 0019</p> <p>VIOLATION(S): TSWR SECT. CODE 005-080(A),045-030(C)(4) 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. #2 COMPLIED PRIOR TO HEARING</p>	<p>STATUS: 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 04TH.</p> <p>AMENDED FINAL ORDER; GIVEN 30 DAYS TO COMPLY BY 05/31/2021 OR TO APPEAR 06/01/2021 FOR HEARING IF NOT IN COMPLIANCE.</p> <p>FINAL ORDER; \$250.00 PER DAY AFTER 05/31/2021. ADMINISTRATIVE COST WAIVED.</p>
2.2	<p>CASE 2021-095</p>	<p>OWNER(S): RAMCHARITAR, KARLA ADDRESS: 5010 SW 166 AVE FOLIO: 5040 32 05 0840</p> <p>VIOLATION(S): TSWR CODE SEC. 045-030 (C) VEHICLES MAY BE PARKED OR STORED ONLY AS AN ACCESSORY USE TO A PERMANENT DWELLING.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 01/22/2021.</p> <p>NOTICE OF HEARING ISSUED ON 02/08/2021.</p> <p>ADMITTED VIOLATION; GIVEN 90 DAYS TO COMPLY</p>

			<p>BY 05/31/2021 OR TO APPEAR 06/01/2021 FOR HEARING IF NOT IN COMPLIANCE. A FINE OF \$250.00 PER DAY WILL BE APPLIED AFTER THAT.</p> <p>FINAL ORDER; \$250.00 PER DAY AFTER 05/31/2021. ADMINISTRATIVE COST WAIVED.</p>
2.3	CASE 2021-132	<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. 0005-080(A) WORK WITHOUT A PERMIT, GARAGE CONVERTED TO LIVING SPACE WITHOUT APPROVAL.</p>	<p>STATUS:</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>AMENDED FINAL ORDER; GIVEN 10 DAYS TO COMPLY BY 05/14/2021 OR TO APPEAR 06/01/2021 FOR HEARING IF NOT IN COMPLIANCE.</p> <p>FINAL ORDER; \$150.00 PER DAY AS OF 5/14/2021. ADMINISTRATIVE COST WAIVED.</p>
2.4	CASE 2021-137	<p>OWNER(S): MORALES, CESAR H/E LEON, RENE & CABRERA, EDUARDO ADDRESS: 5301 SW 198 TER FOLIO: 5039 35 08 0200</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 02/02/2021.</p>

		<p>VIOLATION(S): TSWR CODE SEC. 090-080 (E)(2)(a) 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 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>ORDER OF CONTINUANCE TO APPEAR ON 06/01/2021 FOR HEARING.</p> <p>COMPLIED PRIOR TO HEARING.</p>
2.5	CASE 2021-194	<p>OWNER(S): INVESTMENT MANAGEMENT MARLA LLC ADDRESS: 6540 MELALEUCA RD FOLIO: 5140 02 01 0173</p> <p>VIOLATION(S): TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMIT, FILLING WITHOUT APPROVAL.</p>	<p>STATUS:</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>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.</p> <p>FINAL ORDER; \$150.00 PER DAY AS OF 05/31/2021. ADMINISTRATIVE COST WAIVED.</p>
2.6	CASE 2021-259	<p>OWNER(S): LAIDLAW, ADRIAN & MORRISON-LAIDLAW, MICHELE ADDRESS: 6740 HOLATEE TRL FOLIO: 5140 02 01 0329</p> <p>VIOLATION(S): TSWR 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>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 03/09/2021.</p> <p>NOTICE OF HEARING ISSUED ON 04/07/2021 TO APPEAR ON 05/04/2021 FOR HEARING.</p> <p>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.</p>

			ORDER OF CONTINUANCE TO APPEAR ON 07/06/2021 FOR HEARING.
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3. NEW CASES

3.1	CASE 2021-206	<p>OWNER(S): VETRIQORE LLC ADDRESS: 4800 SW 193 LN FOLIO: 5039 36 06 0160</p> <p>VIOLATION(S): TSWR CODE SEC. 005-080 WORK BEING DONE WITHOUT A PERMIT. BUILDING A FENCE.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 02/18/2021.</p> <p>NOTICE OF HEARING ISSUED ON 05/12/2021 TO APPEAR ON 06/01/2021 FOR HEARING.</p> <p>COMPLIED PRIOR TO HEARING.</p>
3.2	CASE 2021C-336	<p>OWNER(S): VOGELER, JESSIKA E H/E TUR, JOSE ADDRESS: 18951 SW 50 ST FOLIO: 5039 36 10 0060</p> <p>VIOLATION(S): TSWR CODE SEC. 16-19(G)(11) FAILURE TO PAY INVOICE FROM WASTEPRO FOR BULK PILE EXCEEDING 12 CUBIC YARDS. INVOICE#85198B \$455.00 INVOICE# 85198C \$490.00</p>	<p>STATUS:</p> <p>VNOH ISSUED ON 04/20/2021 TO APPEAR ON 05/04/2021 FOR HEARING.</p> <p>ORDER OF CONTINUANCE TO APPEAR ON 06/01/2021 FOR HEARING.</p> <p>CONTESTED VIOLATION; CASE WAS DISMISSED BY THE MAGISTRATE.</p>
3.3	CASE 2021C-337	<p>OWNER(S): QUATERMAINE, STEPHEN L H/E QUATERMAINE, RHEA J ADDRESS: 19000 SW 59 ST FOLIO: 5039 36 10 0550</p> <p>VIOLATION(S): TSWR CODE SEC. 16-19(G)(11) FAILURE TO PAY INVOICE FROM WASTEPRO FOR BULK PILE EXCEEDING 12 CUBIC YARDS. INVOICE#85198D \$385.00</p>	<p>STATUS:</p> <p>VNOH ISSUED ON 04/20/2021 TO APPEAR ON 05/04/2021 FOR HEARING.</p> <p>ORDER OF CONTINUANCE TO APPEAR ON 06/01/2021 FOR HEARING.</p> <p>CONTESTED VIOLATION; CASE WAS DISMISSED BY THE MAGISTRATE.</p>
3.4	CASE 2021C-346	<p>OWNER(S): RAWCLIFF, CATHY ADDRESS: 18132 SW 50 CT FOLIO: 5040 31 01 0294</p> <p>VIOLATION(S): TSWR CODE SEC. 16-19(G)(11) FAILURE TO PAY INVOICE FROM WASTEPRO FOR BULK PILE EXCEEDING 12 CUBIC YARDS. INVOICE#85198A \$87.50.</p>	<p>STATUS:</p> <p>VNOH ISSUED ON 04/21/2021 TO APPEAR ON 05/04/2021 FOR HEARING.</p> <p>ORDER OF CONTINUANCE TO APPEAR ON 06/01/2021 FOR HEARING.</p>

			FOUND IN VIOLATION; \$87.50 INVOICE #85198A \$150.00 ADMINISTRATIVE COST PAY BY 07/05/2021 OR TO APPEAR FOR HEARING 07/06/2021.
3.5	CASE 2021-353	OWNER(S): CRUZ, MARIA DE LOS ANGELES ADDRESS: 5030 SW 170 AVE FOLIO: 5040 32 02 0178 VIOLATION(S): TSWR CODE SEC. 045-100(C) REQUIRED YARDS. THERE SHALL BE A YARD OF AT LEAST TWENTY-FIVE (25) FEET ON ALL SIDES OF PROPERTY EXCEPT FRONT, WHICH REQUIRES FIFTY (50) FEET.	STATUS: NOTICE OF VIOLATION ISSUED ON 04/27/2021. NOTICE OF HEARING ISSUED ON 05/19/2021 TO APPEAR ON 06/01/2021 FOR HEARING. ADMITTED VIOLATION; GIVEN 30 DAYS TO REMOVE THE STRUCTURE BY 07/05/2021 OR TO APPEAR FOR HEARING 07/06/2021 IF NOT IN COMPLIANCE. A FINE OF \$150.00 PER DAY WILL BE APPLIED AFTER THAT.
3.6	CASE 2021C-379	OWNER(S): SCHROEDER, ARTHUR & DENISE ADDRESS: 5501 THOROUGHbred LN FOLIO: 5040 34 01 0573 VIOLATION(S): TSWR CODE SEC. 16-19(G)(11) FAILURE TO PAY INVOICE FROM WASTEPRO FOR BULK PILE EXCEEDING 12 CUBIC YARDS. INVOICE#85198P \$140.00.	STATUS: NOTICE OF VIOLATION ISSUED ON 05/14/2021. NOTICE OF HEARING ISSUED ON 05/18/2021 TO APPEAR ON 06/01/2021 FOR HEARING. CONTESTED VIOLATION; CASE WAS DISMISSED BY THE MAGISTRATE.
3.7	CASE 2021C-380	OWNER(S): NASSER, MOUSTAFA & MONA M ADDRESS: 4890 SW 182 TER FOLIO: 5040 30 00 0068 VIOLATION(S): TSWR CODE SEC. 16-19(G)(11) FAILURE TO PAY INVOICE FROM WASTEPRO FOR BULK PILE EXCEEDING 12 CUBIC YARDS. INVOICE#85198G \$245.00.	STATUS: NOTICE OF VIOLATION ISSUED ON 05/14/2021. NOTICE OF HEARING ISSUED ON 05/18/2021 TO APPEAR ON 06/01/2021 FOR HEARING. PAID PRIOR TO HEARING.
3.8	CASE 2021C-381	OWNER(S): ABDALA, JULIO A & ELIZABETH M ADDRESS: 5079 SW 178 AVE FOLIO: 5040 31 01 0036	STATUS: NOTICE OF VIOLATION ISSUED ON 05/14/2021.

		VIOLATION(S): TSWR CODE SEC. 16-19(G)(11) FAILURE TO PAY INVOICE FROM WASTEPRO FOR BULK PILE EXCEEDING 12 CUBIC YARDS. INVOICE#85198O \$105.00.	NOTICE OF HEARING ISSUED ON 05/18/2021 TO APPEAR ON 06/01/2021 FOR HEARING. PAID PRIOR TO HEARING.
3.9	CASE 2021C-382	OWNER(S): BURK, BARBARA ADDRESS: 4780 SW 142 AVE FOLIO: 5040 27 01 0239 VIOLATION(S): TSWR CODE SEC. 16-19(G)(11) FAILURE TO PAY INVOICE FROM WASTEPRO FOR BULK PILE EXCEEDING 12 CUBIC YARDS. INVOICE#85198D \$210.00.	STATUS: NOTICE OF VIOLATION ISSUED ON 05/14/2021. NOTICE OF HEARING ISSUED ON 05/18/2021 TO APPEAR ON 06/01/2021 FOR HEARING. CONTESTED VIOLATION; CASE WAS DISMISSED BY THE MAGISTRATE.
3.10	CASE 2021C-383	OWNER(S): DEVARONA, JULIO ADDRESS: 17421 SW 48 ST FOLIO: 5040 30 02 0010 VIOLATION(S): TSWR CODE SEC. 16-19(G)(11) FAILURE TO PAY INVOICE FROM WASTEPRO FOR BULK PILE EXCEEDING 12 CUBIC YARDS. INVOICE#85198K \$52.50.	STATUS: NOTICE OF VIOLATION ISSUED ON 05/14/2021. NOTICE OF HEARING ISSUED ON 05/18/2021 TO APPEAR ON 06/01/2021 FOR HEARING. PAID PRIOR TO HEARING.
3.11	CASE 2021C-384	OWNER(S): NGUYEN, CHI B NGUYEN, NGOC THAO T ADDRESS: 5281 THOROUGHbred LN FOLIO: 5040 34 01 0601 VIOLATION(S): TSWR CODE SEC. 16-19(G)(11) FAILURE TO PAY INVOICE FROM WASTEPRO FOR BULK PILE EXCEEDING 12 CUBIC YARDS. INVOICE#85198F \$140.00.	STATUS: NOTICE OF VIOLATION ISSUED ON 05/14/2021. NOTICE OF HEARING ISSUED ON 05/18/2021 TO APPEAR ON 06/01/2021 FOR HEARING. PAID PRIOR TO HEARING.
3.12	CASE 2021C-385	OWNER(S): RODRIGUEZ, ANTONIO ADDRESS: 5331 SW 195 TER FOLIO: 5039 36 01 0104 VIOLATION(S): TSWR CODE SEC. 16-19(G)(11) FAILURE TO PAY INVOICE FROM WASTEPRO FOR BULK PILE EXCEEDING 12 CUBIC YARDS. INVOICE#85198N \$70.00.	STATUS: NOTICE OF VIOLATION ISSUED ON 05/14/2021. NOTICE OF HEARING ISSUED ON 05/18/2021 TO APPEAR ON 06/01/2021 FOR HEARING. PAID PRIOR TO HEARING.
3.13	CASE 2021C-386	OWNER(S): KORI, JOHN B III & CARYN S ADDRESS: 5221 SW 145 AVE FOLIO: 5040 34 01 0611 VIOLATION(S): TSWR CODE SEC. 16-19(G)(11)	STATUS: NOTICE OF VIOLATION ISSUED ON 05/14/2021.

		FAILURE TO PAY INVOICE FROM WASTEPRO FOR BULK PILE EXCEEDING 12 CUBIC YARDS. INVOICE#85198E \$542.50.	NOTICE OF HEARING ISSUED ON 05/18/2021 TO APPEAR ON 06/01/2021 FOR HEARING. CASE DISMISSED.
3.14	CASE 2021C-394	OWNER(S): ORTEGA, EVERETTE & HEIDI ADDRESS: 19100 SW 51 MNR FOLIO: 5039 36 10 0190 VIOLATION(S): TSWR CODE SEC. 16-19(G)(11) FAILURE TO PAY INVOICE FROM WASTEPRO FOR BULK PILE EXCEEDING 12 CUBIC YARDS. INVOICE#85198A \$385.00.	STATUS: NOTICE OF HEARING ISSUED ON 05/20/2021 TO APPEAR ON 06/01/2021 FOR HEARING. CONTESTED VIOLATION; CASE WAS DISMISSED BY THE MAGISTRATE.

4. CITATIONS

4.1	CASE 2021A-365	OWNER(S): NEW TESTAMENT BAPTIST CHURCH INC OF MIAMI ATT: GERALD PIRRI ADDRESS: 13900 GRIFFIN ROAD FOLIO: 5040 27 03 0010 VIOLATION(S): TSWR CODE SEC. 7-3(A) FALSE ALARM IN EXCESS OF (1) SECOND FALSE ALARM. FIRST FALSE ALARM ON 01/25/2021, SECOND FALSE ALARM ON 4/16/2021, THIRD FALSE ALARM ON 04/17/2021.	STATUS: NOTICE OF VIOLATION ISSUED ON 05/04/2021. CVN ISSUED ON 05/05/2021. 1 ST FALSE ALARM 01/25/2021 2 ND FALSE ALARM 04/16/2021 3 RD FALSE ALARM 04/17/2021 PAID PRIOR TO HEARING.
4.2	CASE 2021A-366	OWNER(S): COQUINA DENTAL ADDRESS: 6830 DYKES ROAD FOLIO: 5140 04 13 0060 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.	STATUS: NOTICE OF VIOLATION ISSUED ON 05/05/2021. CVN ISSUED ON 05/05/2021. 1 ST FALSE ALARM 04/06/2021 2 ND FALSE ALARM 04/08/2021 3 RD FALSE ALARM 04/22/2021 PAID PRIOR TO HEARING.
4.3	CASE 2021C-331	OWNER(S): KHIMANI, SULEMAN & ZAREEN ADDRESS: 5100 SW 198 TER FOLIO: 5039 35 08 0110 VIOLATION(S): TSWR CODE SEC. 16-19 BULK OUT ON NON PERMITTED DATE.	STATUS: WNOV ISSUED ON 04/20/2021. CVN ISSUED ON 05/07/2021. FOUND IN VIOLATION; \$500.00 BULK FINE \$150.00 ADMINISTRATIVE COST.

4.4	CASE		
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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).