

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**  
**JULY 06, 2021**  
**9:00 A.M.**

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

2.1	<b>CASE 2021-259</b>	<p><b>OWNER(S):</b> LAIDLAW, ADRIAN &amp; MORRISON-LAIDLAW, MICHELE <b>ADDRESS:</b> 6740 HOLATEE TRL <b>FOLIO:</b> 5140 02 01 0329</p> <p><b>VIOLATION(S):</b> <b>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><b>STATUS:</b> 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> <p>ORDER OF CONTINUANCE TO APPEAR ON 07/06/2021 FOR HEARING.</p> <p><b>FINAL ORDER \$150.00 A DAY STARTING 06/01/2021. \$150.00 ADMINISTRATIVE COST</b></p>
2.2	<b>CASE 2021C-346</b>	<p><b>OWNER(S):</b> RAWCLIFF, CATHY <b>ADDRESS:</b> 18132 SW 50 CT <b>FOLIO:</b> 5040 31 01 0294</p> <p><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.</p>	<p><b>STATUS:</b> 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> <p>FOUND IN VIOLATION; \$87.50 INVOICE #85198A PAY BY 07/05/2021 OR TO APPEAR FOR HEARING 07/06/2021.</p>

			<b>DISMISSED BY WASTE PRO.</b>
2.3	<b>CASE 2021-353</b>	<p><b>OWNER(S):</b> CRUZ, MARIA DE LOS ANGELES  <b>ADDRESS:</b> 5030 SW 170 AVE  <b>FOLIO:</b> 5040 32 02 0178</p> <p><b>VIOLATION(S):</b> <b>TSWR CODE SEC. 045-100(C)</b>  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.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 04/27/2021.</p> <p>NOTICE OF HEARING ISSUED ON 05/19/2021 TO APPEAR ON 06/01/2021 FOR HEARING.</p> <p>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.</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>

**3. NEW CASES**

3.1	<b>CASE 2021-222</b>	<p><b>OWNER(S):</b> GONZALEZ BARAZARTE, ELIO JESUS  <b>ADDRESS:</b> 5210 SW 201 TER  <b>FOLIO:</b> 5039 35 05 0340</p> <p><b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080 (A)</b>  ERECTION OF FIVE (5) ROOFED STRUCTURES (2 SHEDS, 2 STALLS, AND ANIMAL COOP) WITHOUT APPROVAL OR PERMIT.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 02/22/2021.</p> <p>NOTICE OF HEARING ISSUED ON 06/08/2021 TO APPEAR ON 07/06/2021 FOR HEARING.</p> <p><b>GIVEN UNTIL 08/02/2021 TO OBTAIN THE PERMIT OR TO APPEAR ON 08/03/2021 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></p>
3.2	<b>CASE 2021-245</b>	<p><b>OWNER(S):</b> DE CAIRES, ANTONIO DE CAIRES, SUSANA  <b>ADDRESS:</b> 5631 SW 196 LN  <b>FOLIO:</b> 5039 36 07 0380</p> <p><b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080 (A)</b>  WORK WITHOUT A PERMIT, STRUCTURE ERECTED WITHOUT APPROVAL.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 03/03/2021.</p> <p>NOTICE OF HEARING ISSUED ON 06/04/2021 TO APPEAR ON 07/06/2021 FOR HEARING.</p>

			<b>ADMITTED VIOLATION; GIVEN UNTIL 08/02/2021 TO OBTAIN THE PERMIT OR TO APPEAR ON 08/03/2021 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT. ADMINISTRATIVE COST WAIVED.</b>
3.3	<b>CASE 2021-256</b>	<b>OWNER(S):</b> WEATHERFORD, CHYLER WILLIAM <b>ADDRESS:</b> 18299 SW 68 CT <b>FOLIO:</b> 5140 06 03 0033  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080 (A)</b> WORK WITHOUT A PERMIT, FILLING WITHOUT APPROVAL.	<b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 3/08/2021.  NOTICE OF HEARING ISSUED ON 06/16/2021 TO APPEAR ON 07/06/2021 FOR HEARING.  <b>GIVEN UNTIL 08/02/2021 TO REMOVAL OF ALL FILL OR TO APPEAR ON 08/03/2021 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	<b>CASE 2021-246</b>	<b>OWNER(S):</b> DE CAIRES, ANTONIO DE CAIRES, SUSANA <b>ADDRESS:</b> 5631 SW 196 LN <b>FOLIO:</b> 5039 36 07 0380  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080 (A)</b> WORK WITHOUT A PERMIT, FILLING WITHOUT APPROVAL.	<b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 03/03/2021.  NOTICE OF HEARING ISSUED ON 06/04/2021 TO APPEAR ON 07/06/2021 FOR HEARING.  <b>COMPLIED PRIOR TO HEARING.</b>
3.5	<b>CASE 2021-297</b>	<b>OWNER(S):</b> RAMOS, LUIS L <b>ADDRESS:</b> 16601 SW 49 ST <b>FOLIO:</b> 5040 29 01 0408  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080 (A)</b> WORK WITHOUT APPROVAL, NO PERMIT FOR DRIVEWAY	<b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 03/18/2021.  NOTICE OF HEARING ISSUED ON 06/02/2021 TO APPEAR ON 07/06/2021 FOR HEARING.  <b>COMPLIED PRIOR TO</b>

			<b>HEARING.</b>
3.6	<b>CASE 2021-309</b>	<p><b>OWNER(S):</b> SUNSHINE BROMELIADS NURSERY LLC  <b>ADDRESS:</b> 14741 SHERIDAN ST  <b>FOLIO:</b> 5140 03 01 0056</p> <p><b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080 (A)</b>  WORK WITHOUT A PERMIT, FILLING WITHOUT APPROVAL OR PERMIT.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 03/29/2021.</p> <p>NOTICE OF HEARING ISSUED ON 06/02/2021 TO APPEAR ON 07/06/2021 FOR HEARING.</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>
3.7	<b>CASE 2021-311</b>	<p><b>OWNER(S):</b> RUBIO, FRIDA LILIANA BAHAMON, HARVIN ANDRES ETAL  <b>ADDRESS:</b> 17601 SW 65 CT  <b>FOLIO:</b> 5140 06 01 0211</p> <p><b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080 (A)</b>  WORK WITHOUT A PERMIT, INSTALATION OF A POOL.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 03/30/2021.</p> <p>NOTICE OF HEARING ISSUED ON 06/02/2021 TO APPEAR ON 07/06/2021 FOR HEARING.</p> <p><b>GIVEN UNTIL 08/02/2021 TO REMOVE POOL OR GET A PERMIT, OR TO APPEAR ON 08/03/2021 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></p>
3.8	<b>CASE 2021-312</b>	<p><b>OWNER(S):</b> GONZALEZ, OLGA  <b>ADDRESS:</b> 6500 SW 188 AVE  <b>FOLIO:</b> 5139 01 01 0137</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 03/31/2021.</p> <p>NOTICE OF HEARING ISSUED ON 06/08/2021 TO APPEAR ON 07/06/2021 FOR HEARING.</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>
3.9	<b>CASE 2021-347</b>	<p><b>OWNER(S):</b> DI MARTINO, JOSEPH A  <b>ADDRESS:</b> 5490 SW 188 AVE  <b>FOLIO:</b> 5039 36 05 0290</p> <p><b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080 (A)</b>  WORK WITHOUT A PERMIT, FILLING SWALE</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 04/22/21.</p> <p>NOTICE OF HEARING ISSUED</p>

		AND ENTIRE FRONT PROPERTY WITHOUT APPROVAL OR PERMIT.	ON 06/02/2021 TO APPEAR ON 07/06/2021 FOR HEARING.  <b>COMPLIED PRIOR TO HEARING.</b>
3.10	CASE 2021-350	<b>OWNER(S):</b> TOSADO, LITTLE MAX JR TOSADO, MARIAM <b>ADDRESS:</b> 5130 SW 170 AVE <b>FOLIO:</b> 5040 32 02 0172  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080 (A)</b> WORK WITHOUT A PERMIT; 1) IRRIGATION REPLACEMENT 2) POURING OF SLAB	<b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 4/27/2021.  NOTICE OF HEARING ISSUED ON 06/17/2021 TO APPEAR ON 07/06/2021 FOR HEARING.  <b>COMPLIED PRIOR TO HEARING.</b>
3.11	CASE 2021-354	<b>OWNER(S):</b> KHIMANI, SULEMAN KHIMANI, ZAREEN <b>ADDRESS:</b> 5100 SW 198 TER <b>FOLIO:</b> 5039 35 08 0110  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 1)095-030(C)</b> OUTDOOR LIGHTING RESULTING IN GLARE ONTO ADJACENT PROPERTY OR STREET. <b>2)095-040(A)</b> COMPLIANCE WITH STANDARD REQUIRED.	<b>STATUS:</b>  COURTESY NOTICE ISSUED ON 04/29/2021.  NOTICE OF VIOLATION ISSUED ON 05/18/2021.  NOTICE OF HEARING ISSUED ON 06/10/2021 TO APPEAR ON 07/06/2021 FOR HEARING.  <b>COMPLIED PRIOR TO HEARING.</b>
3.12	CASE 2021-378	<b>OWNER(S):</b> SUNJAXX LLC <b>ADDRESS:</b> SW 56 ST <b>FOLIO:</b> 5040 33 01 0476  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 045-030 (C)</b> STORAGE OF VEHICLES, MAY BE PARKED OR STORED ONLY AS AN ACCESSORY USE TO A PERMANENT DWELLING.	<b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 05/12/2021.  NOTICE OF HEARING ISSUED ON 06/02/2021 TO APPEAR ON 07/06/2021 FOR HEARING.  <b>COMPLIED PRIOR TO HEARING.</b>
3.13	CASE 2021-391	<b>OWNER(S):</b> 13110 INVESTMENTS LLC <b>ADDRESS:</b> SW 48 ST <b>FOLIO:</b> 5040 30 09 0020  <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 05/18/2021.  NOTICE OF HEARING ISSUED ON 06/16/2021 TO APPEAR ON 07/06/2021 FOR HEARING.  <b>COMPLIED PRIOR TO</b>

			<b>HEARING.</b>
3.14	CASE 2021-397	<p><b>OWNER(S):</b> BARRY, BARBARA DODGE, DAVID EST.  <b>ADDRESS:</b> 6501 SW 185 WAY  <b>FOLIO:</b> 5139 01 01 0312</p> <p><b>VIOLATION(S):</b> <b>TSWR CODE SEC. 020-040(E)(3)</b>  OWNER RESPONSIBLE FOR KEEPING BUILDING IN STATE OF GOOD REPAIR. IT SHALL BE THE RESPONSIBILITY OF ALL PROPERTY OWNERS OF DEVELOPED LAND TO MAINTAIN BUILDINGS OR STRUCTURES ON THEIR PROPERTY IN A STATE OF GOOD REPAIR.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 05/25/2021.</p> <p>NOTICE OF HEARING ISSUED ON 06/08/2021 TO APPEAR ON 07/06/2021 FOR HEARING.</p> <p><b>GIVEN 60 DAYS TO COMPLY BY 09/06/2021 OR TO APPEAR ON 09/07/2021 FOR HEARING IF NOT IN COMPLIANCE. A FINE OF \$100.00 A DAY WILL BE APPLIED AFTER THAT. ADMINISTRATIVE COST WAIVED.</b></p>
3.15	CASE 2021-402	<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. 045-050, 045-060</b>  COMMERCIAL BOARDING KENNEL IN RURAL ESTATE DISTRICT IS NOT PERMITTED.</p>	<p><b>STATUS:</b></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><b>ORDER OF CONTINUANCE TO APPEAR ON 08/03/2021 FOR HEARING.</b></p>
3.16	CASE 2021-415	<p><b>OWNER(S):</b> JAUNDOO, MAURICE  <b>ADDRESS:</b> 15931 SW 56 ST  <b>FOLIO:</b> 5040 33 14 0020</p> <p><b>VIOLATION(S):</b> <b>TSWR CODE SEC. 020-040(D)</b>  IT SHALL BE THE RESPONSIBILITY OF ALL OWNERS TO MAINTAIN PROPERTY AND KEEP FREE OF OVERGROWN VEGETATION AND EMCRUMBRANCES. TO WIT, GRASS IS OVERGROWN IN THE BACK OF THE PROPERTY.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 06/03/2021.</p> <p>NOTICE OF HEARING ISSUED ON 06/16/2021 TO APPEAR ON 07/06/2021 FOR HEARING.</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>

#### 4. CITATIONS

4.1	CASE 2021C-	<p><b>OWNER(S):</b>  <b>ADDRESS:</b>  <b>FOLIO:</b></p> <p><b>VIOLATION(S):</b></p>	<b>STATUS:</b>
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4.2	CASE 2021A-366	OWNER(S): ADDRESS: FOLIO:  VIOLATION(S):	STATUS:
4.4	CASE 2021C-420	OWNER(S): ADDRESS: FOLIO:  VIOLATION(S):	STATUS:

**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).