

Town of Southwest Ranches  
Code Compliance Division  
13400 Griffin Road  
Southwest Ranches, FL 33330  
Phone (954) 434-0008  
Fax (954) 434-1490

**SPECIAL MAGISTRATE AGENDA**  
**May 7<sup>th</sup>, 2025**  
**9:00 A.M**

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

2.1	<b>CASE 2024-335</b>	<b>OWNER(S): PINEDA, MARIA T</b> <b>ADDRESS: 4900 SW 193 LN</b> <b>FOLIO: 5039 36 06 0130</b> <b>VIOLATION(S): TSWR CODE SEC. 045-030</b> <b>(C)(1), 045-030(C)(4)(a), 045-030(C)(4)(a)(1)</b> ALL VEHICLES AND EQUIPMENT PARKED OR STORED MUST BE REGISTERED TO A PERMANENT, FULL-TIME RESIDENT OF THE PREMISES. STORAGE OF COMMERCIAL VEHICLES EXCEEDING (2). SCREENING OR ENCLOSURE IS REQUIRED FOR ANY VEHICLE IN EXCESS OF ONE; THAT IT MAY NOT BE VISIBLE FROM ANY ADJACENT STREET OR PROPERTY.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 09/26/2024.  NOTICE OF HEARING ISSUED ON 11/06/2024 TO APPEAR ON 12/03/2024 FOR HEARING.  FOUND IN VIOLATION: GIVEN UNTIL 02/03/2025 TO COMPLY OR TO APPEAR AT THE 02/04/2025 HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY IF NOT IN COMPLIANCE THEREAFTER. ADMINISTRATIVE COST WAIVED.  AMENDED FINAL ORDER GIVEN UNTIL 03/03/2025 TO COMPLY OR TO APPEAR FOR HEARING ON 03/04/2025 IF NOT IN COMPLIANCE. ADMINISTRATIVE COST WAIVED.  AMENDED FINAL ORDER GIVEN UNTIL 05/06/2025 TO COMPLY OR TO APPEAR FOR HEARING ON 05/07/2025 IF NOT IN COMPLIANCE ADMINISTRATIVE COST WAIVED.
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2.2	<b>CASE 2024-436</b>	<b>OWNER(S):</b> MJL RANCHES LLC <b>ADDRESS:</b> 12981 SW 52 ST SWR <b>FOLIO:</b> 5040 26 00 0180 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080(A)</b> WORK WITHOUT PERMIT, FILLING ON PROPERTY WITHOUT APPROVAL OR PERMIT.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 01/02/2025.  NOTICE OF HEARING ISSUED ON 02/03/2025 TO APPEAR ON 03/04/2025 FOR HEARING.  FOUND IN VIOLATION: GIVEN UNTIL 03/31/2025 TO COMPLY OR TO APPEAR AT THE 04/01/2025 HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY IF NOT IN COMPLIANCE THEREAFTER. \$150 ADMINISTRATIVE COST IS ORDERED.  AMENDED FINAL ORDER: GIVEN UNTIL 05/06/2025 TO COMPLY OR APPEAR AT THE 05/07/2025 HEARING.
2.3	<b>CASE 2025-030</b>	<b>OWNER(S):</b> MAS FUEL DISTRIBUTORS LLC <b>ADDRESS:</b> 17500 SW 65 CT SWR <b>FOLIO:</b> 5140 06 01 0222 <b>VIOLATION(S):</b> <b>TSWR SEC. 3-3 (1)</b> DANGEROUS DOGS. A DANGEROUS DOG IS DEFINED AS ANY DOG THAT HAS AGGRESSIVELY BITTEN, ATTACKED, ENDANGERED OR INFLICTED SEVERE INJURY ON A HUMAN BEING ON PUBLIC OR PRIVATE PROPERTY.	<b>STATUS:</b> NOTICE OF HEARING ISSUED ON 02/03/2025 TO APPEAR ON 03/04/2025 FOR HEARING.  NOTICE OF HEARING ISSUED ON 02/05/2025 TO APPEAR ON 04/01/2025 FOR HEARING.  CONTINUANCE GRANTED, TO APPEAR ON MAY 7TH, 2024 HEARING.
2.4	<b>CASE 2025-033</b>	<b>OWNER(S):</b> MASSON, KIMBERLY KAY & ROBERTO F <b>ADDRESS:</b> 18531 SW 58 CT SWR <b>FOLIO:</b> 5039 36 04 0070 <b>VIOLATION(S):</b> <b>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 02/05/2025 TO APPEAR ON 03/04/2025 FOR HEARING.  VIOLATION CONTESTED. TOWN HAS UNTIL 04/04/2025 TO SUBMIT BRIEF; RESPONDENT'S COUNSEL HAS 20 DAYS TO RESPOND AFTER THE BRIEF.

### 3. NEW CASES

3.1	<b>CASE 2024-408</b>	<b>OWNER(S):</b> SULTANA, ROSY <b>ADDRESS:</b> SW 188 AVE SWR <b>FOLIO:</b> 5139 01 01 0300 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080</b> WORK WITHOUT PERMITS, FILLING OR GRADING WITHOUT APPROVAL OR PERMITS.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 12/02/2024.  NOTICE OF HEARING ISSUED ON 03/31/2025 TO APPEAR ON 05/07/2025 FOR HEARING.
3.2	<b>CASE 2025-072</b>	<b>OWNER(S):</b> MULCH MANAGEMENT LLC <b>ADDRESS:</b> 4700 SW 199 AVE SWR <b>FOLIO:</b> 5039 35 04 0320 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 045-050, 045-060</b> PROHIBITED USE OF PROPERTY. OPERATION OF A MULCH BUSINESS ON THE PROPERTY IS PROHIBITED. MULCH PROCESSING AND SALES ARE ONLY PERMITTED AS AN ANCILLARY USE TO A NURSERY OPERATION.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 03/06/2025.  NOTICE OF HEARING ISSUED ON 04/14/2025 TO APPEAR ON 05/07/2025 FOR HEARING.

#### 4. CITATIONS

#### 5. RE-HEARINGS

#### 6. FORECLOSURE REQUESTS

#### 7. REPEAT VIOLATION

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).