

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**  
**April 1st, 2025**  
**9:00 A.M**

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

2.1	<b>CASE 2021-409</b>	<b>OWNER(S):</b> SHERIDAN STREET 184TH AVENUE LLC <b>ADDRESS:</b> SW 185 WAY <b>FOLIO:</b> 5139 01 01 0080 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080(A)</b> CLEARING WITHOUT A PERMIT. UNLAWFUL TO ALTER, EXCAVATE, FILL, OR CLEAR LAND WITHOUT PRIOR APPROVAL AND PERMITTING.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 06/02/2021.  NOTICE OF HEARING ISSUED ON 07/02/2021 TO APPEAR ON 08/03/2021 FOR HEARING.  ADMITTED VIOLATION. GIVEN (90) DAYS TO OBTAIN APPROVAL BY THE COUNTY AND TOWN BY 11/01/2021 OR TO APPEAR ON 11/02/2021 FOR HEARING IF NOT IN COMPLIANCE. A FINE OF \$250.00 A DAY WILL BE APPLIED AFTER 11/01/2021. NOTICE OF HEARING ISSUED ON 11/01/2021 TO APPEAR ON 11/16/2021 FOR HEARING.  GIVEN UNTIL 01/31/2022 TO OBTAIN COMPLIANCE OR TO APPEAR ON 02/01/2022 FOR HEARING IF NOT IN COMPLIANCE.  AMENDED FINAL ORDER. GIVEN UNTIL 05/02/2022 (90 DAYS) TO OBTAIN COMPLIANCE OR TO APPEAR ON 05/03/2022 FOR HEARING IF NOT IN COMPLIANCE.  AMENDED FINAL ORDER. GIVEN UNTIL 10/31/2022 (90 DAYS) TO OBTAIN COMPLIANCE OR TO APPEAR ON 11/01/2022 FOR HEARING IF NOT IN COMPLIANCE.
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			<p>AMENDED FINAL ORDER; GIVEN UNTIL 02/05/2023 TO COMPLY OR TO APPEAR ON 02/06/2023 FOR HEARING IF NOT IN COMPLIANCE.</p> <p>AMENDED FINAL ORDER; GIVEN UNTIL 07/31/2023 TO COMPLY OR TO APPEAR ON 08/01/2023 FOR HEARING IF NOT IN COMPLIANCE.</p> <p>AMENDED FINAL ORDER; GIVEN UNTIL 12/31/2023 TO OBTAIN COMPLIANCE OR TO APPEAR ON 01/02/2024 FOR HEARING IF NOT IN COMPLIANCE.</p> <p>AMENDED FINAL ORDER; GIVEN UNTIL 04/02/2024 TO COMPLY OR TO APPEAR ON 04/03/2024 FOR HEARING IF NOT IN COMPLIANCE.</p> <p>AMENDED FINAL ORDER: GIVEN UNTIL 09/30/2024 TO COMPLY OR APPEAR AT THE 10/01/2024 HEARING.</p> <p>AMENDED FINAL ORDER: GIVEN UNTIL 03/31/2025 TO COMPLY OR APPEAR AT THE 04/01/2025 HEARING.</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>
2.2	<b>CASE 2024-436</b>	<p><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.</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION  ISSUED ON 01/02/2025.</p> <p>NOTICE OF HEARING ISSUED  ON 02/03/2025 TO APPEAR ON  03/04/2025 FOR HEARING.</p> <p>FOUND IN VIOLATION:  GIVEN UNTIL 03/31/2025 TO  COMPLY OR TO APPEAR AT  THE 04/01/2025 HEARING IF  NOT IN COMPLIANCE.</p>

			<p>A FINE IN THE AMOUNT OF \$150.00 A DAY IF NOT IN COMPLIANCE THEREAFTER. \$150 ADMINISTRATIVE COST IS ORDERED.</p> <p><b>AMENDED FINAL ORDER: GIVEN UNTIL 05/06/2025 TO COMPLY OR APPEAR AT THE 05/07/2025 HEARING.</b></p>
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**3. NEW CASES**

**4. CITATIONS**

3.1	<b>CASE 2025-018</b>	<p><b>OWNER(S):</b> NNN REIT LP  <b>ADDRESS:</b> 4600 DYKES RD SWR  <b>FOLIO:</b> 5040 28 02 0020  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080 (A)</b>  WORK WITHOUT PERMIT, INSTALLATION OF A SIGN WITHOUT A PERMIT.</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 01/16/2025.</p> <p>NOTICE OF HEARING ISSUED ON 02/28/2025 TO APPEAR ON 04/01/2025 FOR HEARING.</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>
3.2	<b>CASE 2025-022</b>	<p><b>OWNER(S):</b> MTSW RANCHES LLC  <b>ADDRESS:</b> 14390 MUSTANG TRL SWR  <b>FOLIO:</b> 5140 03 01 0397  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080</b>  WORK WITHOUT PERMITS, CLEARING WITHOUT APPROVAL OR PERMITS.</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 01/21/2025.</p> <p>NOTICE OF HEARING ISSUED ON 02/28/2025 TO APPEAR ON 04/01/2025 FOR HEARING.</p> <p><b>FOUND IN VIOLATION:  GIVEN UNTIL 07/07/2025 TO COMPLY OR TO APPEAR AT THE 07/08/2025 HEARING IF NOT IN COMPLIANCE.  A FINE IN THE AMOUNT OF \$150.00 A DAY IF NOT IN COMPLIANCE THEREAFTER.  ADMINISTRATIVE COST IS WAIVED.</b></p>
3.3	<b>CASE 2025-028</b>	<p><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. 005-080 (A),  TSWR CODE SEC. 005-270, TSWR SEC. 045-100 (B)(C)</b></p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 01/29/2025.</p> <p>NOTICE OF HEARING ISSUED ON 03/15/2025 TO APPEAR ON 04/01/2025 FOR HEARING.</p>

		<p>1-WORK WITHOUT PERMIT, INSTALLATION OF DRIVEWAY ON RIGHT OF WAY WITHOUT APPROVAL OR PERMIT</p> <p>2- WORK WITHOUT PERMIT, INSTALLATION OF OUTDOOR LIGHTING ON A POLE WITHOUT APPROVAL OR PERMIT. <b>COMPLIED PRIOR TO HEARING.</b></p> <p>3- PLACEMENT OF LANDSCAPE MATERIAL (BOULDERS) ON RIGHT OF WAY WITHOUT APPROVAL OR PERMIT. <b>COMPLIED PRIOR TO HEARING.</b></p> <p>4- ON ALL REMAINING SIDES OF ANY PLOT OR PORTION THEREOF, THERE SHALL BE A YARD OF AT LEAST TWENTY-FIVE (25) FEET, AND A FRONT YARD OF AT LEAST FIFTY (50) FEET. CONTAINER LOCATED ON THE SOUTHEASTERN PORTION OF THE PROPERTY DOES NOT MEET THE REQUIRED SETBACK. <b>COMPLIED PRIOR TO HEARING.</b></p>	<b>COMPLIED PRIOR TO HEARING.</b>
3.4	<b>CASE 2025-030</b>	<p><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.</p>	<p><b>STATUS:</b>  NOTICE OF HEARING ISSUED ON 02/03/2025 TO APPEAR ON 03/04/2025 FOR HEARING.</p> <p>NOTICE OF HEARING ISSUED ON 02/05/2025 TO APPEAR ON 04/01/2025 FOR HEARING.</p> <p><b>CONTINUANCE GRANTED, TO APPEAR ON MAY 7<sup>TH</sup>, 2024 HEARING.</b></p>
3.5	<b>CASE 2025-067</b>	<p><b>OWNER(S):</b> LIBURD, MARIE-CARMELLE  LIBURD, RICHARD  <b>ADDRESS:</b> 17440 SW 51 ST SWR  <b>FOLIO:</b> 5040 31 01 0014  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 035-080 (D)(4), 9-3, 9-4</b> AN ASSEMBLY WITH AMPLIFIED NOISE MAY ONLY OCCUR UPON THE PROPER ISSUANCE OF A PERMIT BY THE TOWN. 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.</p>	<p><b>STATUS:</b>  NOTICE OF HEARING ISSUED ON 02/28/2025 TO APPEAR ON 04/01/2025 FOR HEARING.</p> <p><b>FOUND IN VIOLATION: GIVEN UNTIL 05/01/2025 TO PAY \$500 FINE. ADMINISTRATIVE COST WAIVED.</b></p>

- 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).