

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
July 8th, 2025
9:00 A.M

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

2.1	CASE 2024-335	OWNER(S): PINEDA, MARIA T ADDRESS: 4900 SW 193 LN FOLIO: 5039 36 06 0130 VIOLATION(S): TSWR CODE SEC. 045-030 (C)(1), 045-030(C)(4)(a), 045-030(C)(4)(a)(1) 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.	STATUS: 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. AMENDED FINAL ORDER GIVEN UNTIL 07/07/2025 TO COMPLY OR TO APPEAR FOR HEARING ON 07/08/2025 IF NOT IN COMPLIANCE
-----	--------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

2.2	CASE 2024-408	OWNER(S): SULTANA, ROSY ADDRESS: SW 188 AVE SWR FOLIO: 5139 01 01 0300 VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, FILLING OR GRADING WITHOUT APPROVAL OR PERMITS.	STATUS: NOTICE OF VIOLATION ISSUED ON 12/02/2024. NOTICE OF HEARING ISSUED ON 03/31/2025 TO APPEAR ON 05/07/2025 FOR HEARING. FOUND IN VIOLATION: GIVEN UNTIL 05/17/2025 TO COMPLY OR TO APPEAR AT THE 07/08/2025 HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$250.00 A DAY IF NOT IN COMPLIANCE THEREAFTER. \$150 ADMINISTRATIVE COST IS ORDERED.
2.3	CASE 2024-436	OWNER(S): MJL RANCHES LLC ADDRESS: 12981 SW 52 ST SWR FOLIO: 5040 26 00 0180 VIOLATION(S): TSWR CODE SEC. 005-080(A) WORK WITHOUT PERMIT, FILLING ON PROPERTY WITHOUT APPROVAL OR PERMIT.	STATUS: 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. AMENDED FINAL ORDER: GIVEN UNTIL 07/07/2025 TO COMPLY OR APPEAR AT THE 07/08/2025 HEARING.

2.4	CASE 2025-022	OWNER(S): MTSW RANCHES LLC ADDRESS: 14390 MUSTANG TRL SWR FOLIO: 5140 03 01 0397 VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, CLEARING WITHOUT APPROVAL OR PERMITS.	STATUS: NOTICE OF VIOLATION ISSUED ON 01/21/2025. NOTICE OF HEARING ISSUED ON 02/28/2025 TO APPEAR ON 04/01/2025 FOR HEARING. 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.
2.5	CASE 2025-072	OWNER(S): MULCH MANAGEMENT LLC ADDRESS: 4700 SW 199 AVE SWR FOLIO: 5039 35 04 0320 VIOLATION(S): TSWR CODE SEC. 045-050, 045-060 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.	STATUS: NOTICE OF VIOLATION ISSUED ON 03/06/2025. NOTICE OF HEARING ISSUED ON 04/14/2025 TO APPEAR ON 05/07/2025 FOR HEARING. 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.

3. NEW CASES

3.1	CASE 2025-027	OWNER(S): WEATHERFORD, CHYLER WILLIAM EST ADDRESS: 18299 SW 68 CT FOLIO: 5140 06 03 0033 VIOLATION(S): TSWR CODE SEC. 045-030(E)(1), (C)(1) 1- EVERY YARD CONTAINING AN OUTDOOR POOL OR SPA SHALL BE FULLY ENCLOSED BY A PERMANENT NONREMOVABLE FENCE OR WALL OF	STATUS: NOTICE OF VIOLATION ISSUED ON 01/29/2025. NOTICE OF HEARING ISSUED ON 05/01/2025 TO APPEAR ON 07/08/2025 FOR HEARING.
-----	--------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------

		<p>ATLEAST FOUR (4) FEET. PORTIONS OF THE FENCE SURROUNDING THE POOL ARE IN DISREPAIR OR HAVE BEEN REMOVED ENTIRELY.</p> <p>2- ALL VEHICLES AND EQUIPMENT PARKED OR STORED MUST BE REGISTERED TO A PERMANENT, FULL-TIME RESIDENT OF THE PREMISES.</p>	
3.2	CASE 2025-034	<p>OWNER(S): AGP TRACTOR INC ADDRESS: 5200 SW 210 TER FOLIO: 5039 34 01 0150 VIOLATION(S): TSWR CODE SEC. 005-080 (A), SEC. 045-030(C)(4), 045-050, 045-060</p> <p>1- WORK WITHOUT PERMIT, FILL ON PROPERTY WITHOUT APPROVAL OR PERMIT</p> <p>2- VEHICLES MAY BE PARKED OR STORED ONLY AS AN ACCESSORY USE TO A PERMANENT DWELLING. COMMERCIAL VEHICLES AND/OR EQUIPMENT BEING STORED/STAGED ON PROPERTY.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 02/06/2025.</p> <p>NOTICE OF HEARING ISSUED ON 05/20/2025 TO APPEAR ON 07/08/2025 FOR HEARING.</p>
3.3	CASE 2025-063	<p>OWNER(S): BALDWIN, JASON ADDRESS: 20221 SW 48 ST FOLIO: 5039 35 03 0460 VIOLATION(S): TSWR SEC.020-040(D) IT SHALL BE THE RESPONSIBILITY OF ALL OWNERS OF PARCELS OF LAND TO MAINTAIN SUCH LANDS AND CONTIGUOUS SWALES FREE OF OVERGROWN GROUNDCOVER HEDGES AND GROUNDCOVER AND FREE OF ANY AND ALL ENCUMBRANCES. VEGETATION OVERGROWTH ON THE BACK OF THE PROPERTY ON THE SOUTH SIDE OF GRIFFIN RD.</p>	<p>STATUS: COURTESY NOTICE ISSUED ON 02/24/2025.</p> <p>NOTICE OF VIOLATION ISSUED ON 05/01/2025.</p> <p>NOTICE OF HEARING ISSUED ON 06/03/2025 TO APPEAR ON 07/08/2025 FOR HEARING.</p>
3.4	CASE 2025-108	<p>OWNER(S): GARAJ, MOHAMED F & ZEENA F GARAJ, TAARIK ADDRESS: 17401 SW 54 ST FOLIO: 5040 31 01 0048 VIOLATION(S): TSWR CODE 045-030(C)(4)(a), 045-030 (C)(1), 020-040 (A)</p> <p>1- STORAGE OF COMMERCIAL VEHICLES EXCEEDING (2) ALL VEHICLES AND EQUIPMENT</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 03/31/2025.</p> <p>NOTICE OF HEARING ISSUED ON 05/20/2025 TO APPEAR ON 07/08/2025 FOR HEARING.</p>

		<p>PARKED OR STORED MUST BE REGISTERED TO A PERMANENT, FULL-TIME RESIDENT OF THE PREMISES.</p> <p>2- DUTY TO MAINTAIN PROPERTY. PROPERTY TO BE KEPT FREE OF JUNK, UNMAINTAINED STRUCTURES. IT SHALL BE THE RESPONSIBILITY OF ALL PROPERTY OWNERS IN THE TOWN TO MAINTAIN THEIR PROPERTY AND CONTIGUOUS SWALE FREE OF JUNK VEHICLES AND VESSELS, JUNK ITEMS, GARBAGE, TRASH, LITTER, DEBRIS AND UNMAINTAINED BUILDINGS OR STRUCTURES.</p>	
--	--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

4. CITATIONS

4.1	<p>CASE 2025-059</p>	<p>OWNER(S): ICAZUL SAC LLC ADDRESS: 5401 SW 210 TER FOLIO: 5039 34 06 0010 VIOLATION(S): TSWR CODE SEC. 16-19 (G) BULK OUT NOT PERMITTED.</p>	<p>STATUS: WARNING NOTICE OF VIOLATION ISSUED ON 02/11/2025.</p> <p>NOTICE OF VIOLATION ISSUED ON 03/10/2025.</p> <p>CIVIL NOTICE OF VIOLATION ISSUED ON 05/09/2025.</p> <p>CIVIL NOTICE OF VIOLATION WITH CORRECTED DATE ISSUED ON 05/14/2025.</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).