

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**  
**August 5<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 2025-027</b>	<b>OWNER(S):</b> WEATHERFORD, CHYLER WILLIAM EST <b>ADDRESS:</b> 18299 SW 68 CT <b>FOLIO:</b> 5140 06 03 0033 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 045-030(E)(1), (C)(1)</b>  1- EVERY YARD CONTAINING AN OUTDOOR POOL OR SPA SHALL BE FULLY ENCLOSED BY A PERMANENT NONREMOVABLE FENCE OR WALL OF ATLEAST FOUR (4) FEET. PORTIONS OF THE FENCE SURROUNDING THE POOL ARE IN DISREPAIR OR HAVE BEEN REMOVED ENTIRELY. – <b>COMPLIED PRIOR TO HEARING</b>  2- ALL VEHICLES AND EQUIPMENT PARKED OR STORED MUST BE REGISTERED TO A PERMANENT, FULL-TIME RESIDENT OF THE PREMISES.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 01/29/2025.  NOTICE OF HEARING ISSUED ON 05/01/2025 TO APPEAR ON 07/08/2025 FOR HEARING.  FOUND IN VIOLATION: GIVEN UNTIL 08/04/2025 TO COMPLY WITH VIOLATION #1 OR TO APPEAR AT THE 08/05/2025 HEARING IF NOT IN COMPLIANCE. GIVEN UNTIL 09/02/2025 TO COMPLY WITH VIOLATION #2 OR TO APPEAR AT THE 09/03/2025 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>ITEM #1 COMPLIED PRIOR TO HEARING</b>
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### 3. NEW CASES

3.1	<b>CASE 2025-165</b>	<b>OWNER(S):</b> LOS POTROS REAL ESTATE LLC <b>ADDRESS:</b> 5501 SW 160 AVE <b>FOLIO:</b> 5040 32 04 0010 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080 (A)</b> WORK WITHOUT PERMIT, BUILDING HORSE BARN STRUCTURE WITHOUT APPROVAL OR PERMIT.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 05/07/2025.  NOTICE OF HEARING ISSUED ON 07/23/2025 TO APPEAR ON 08/05/2025 FOR HEARING.  <b>FOUND IN VIOLATION:</b> <b>GIVEN UNTIL 11/11/2025 TO SUBMIT THE PERMIT APPLICATION OR TO APPEAR AT THE 11/12/2025 HEARING IF NOT IN COMPLIANCE.</b> <b>GIVEN UNTIL 01/05/2026 TO HAVE THE PERMIT APPROVED OR TO APPEAR AT THE 01/06/2026 HEARING IF NOT IN COMPLIANCE.</b> <b>GIVEN UNTIL 03/02/2026 TO FINALIZE THE PERMIT OR TO APPEAR AT THE 03/03/2026 HEARING IF NOT IN COMPLIANCE.</b> <b>A FINE IN THE AMOUNT OF \$150.00 A DAY IF NOT IN COMPLIANCE THEREAFTER. ADMINISTRATIVE COST IS WAIVED.</b>
3.2	<b>CASE 2025-205</b>	<b>OWNER(S):</b> MARCOS A DELGADO CORP <b>ADDRESS:</b> 18901 SW 57 CT <b>FOLIO:</b> 5039 36 10 0470 <b>VIOLATION(S):</b> <b>TSWR SEC.020-040(D)</b> 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.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 05/29/2025.  NOTICE OF HEARING ISSUED ON 07/25/2025 TO APPEAR ON 08/05/2025 FOR HEARING.  <b>FOUND IN VIOLATION:</b> <b>GIVEN UNTIL 08/15/2025 TO COMPLY OR TO APPEAR AT THE 09/03/2025 HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY IF NOT IN COMPLIANCE THEREAFTER. ADMINISTRATIVE COST WAIVED.</b>

3.3	<b>CASE</b> <b>2025-219</b>	<b>OWNER(S):</b> PEREZ, PEDRO SENRA, JACQUELINE <b>ADDRESS:</b> 19100 SW 54 PL <b>FOLIO:</b> 5039 36 10 0350 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080 (A),</b> <b>SEC. 045-100</b> <ol style="list-style-type: none"> <li>1. WORK WITHOUT PERMIT, BUILT STRUCTURE ON NOTHWEST END OF PROPERTY WITHOUT APPROVAL OR PERMIT.</li> <li>2. WORK WITHOUT PERMIT, BUILT LOOKOUT STEEL STRUCTURE IN REAR OF POOL.</li> <li>3. WORK WITHOUT PERMIT, BUILT DRIVEWAY WITHOUT A PERMIT.</li> <li>4. WORK WITHOUT PERMIT, INSTALLED NEW GARAGE DOOR WITHOUT A PERMIT.</li> <li>5. WORK WITHOUT PERMIT, INSTALLED NEW FRONT DOOR WITHOUT A PERMIT.</li> <li>6. WORK WITHOUT PERMIT, INSTALLED NEW GATE ENTRANCES ONTO THE PROPERTY WITHOUT A PERMIT.</li> <li>7. WORK WITHOUT PERMIT, INSTALLED NEW WINDOWS WITHOUT A PERMIT.</li> <li>8. REQUIRED YARDS - 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 EAST SIDE OF THE PROPERTY DOES NOT MEET THE REQUIRED SETBACK.</li> </ol>	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 06/09/2025.  CORRECTED NOTICE OF VIOLATION ISSUED ON 06/11/2025.  NOTICE OF HEARING ISSUED ON 07/23/2025 TO APPEAR ON 08/05/2025 FOR HEARING.  <b>FOUND IN VIOLATION:</b> <b>GIVEN UNTIL 09/02/2025 TO</b> <b>COMPLY WITH VIOLATION</b> <b>#8 OR TO APPEAR AT THE</b> <b>09/03/2025 HEARING IF NOT</b> <b>IN COMPLIANCE.</b> <b>GIVEN UNTIL 11/11/2025 TO</b> <b>SUBMIT THE PERMIT</b> <b>APPLICATIONS FOR</b> <b>NUMBERS 1 THROUGH 7 OR</b> <b>TO APPEAR AT THE</b> <b>11/12/2025 HEARING IF NOT</b> <b>IN COMPLIANCE.</b> <b>GIVEN UNTIL 02/02/2026 TO</b> <b>HAVE THE PERMITS FOR</b> <b>NUMBERS 1 THROUGH 7</b> <b>APPROVED OR TO APPEAR</b> <b>AT THE 02/03/2026 HEARING</b> <b>IF NOT IN COMPLIANCE.</b> <b>GIVEN UNTIL 03/02/2026 TO</b> <b>FINALIZE THE PERMITS FOR</b> <b>NUMBERS 1 THROUGH 7 OR</b> <b>TO APPEAR AT THE</b> <b>03/03/2026 HEARING IF NOT</b> <b>IN COMPLIANCE.</b> <b>A FINE IN THE AMOUNT OF</b> <b>\$150.00 A DAY IF NOT IN</b> <b>COMPLIANCE THEREAFTER.</b> <b>ADMINISTRATIVE COST IS</b> <b>WAIVED.</b>
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3.4	<b>CASE 2025-221</b>	<p><b>OWNER(S):</b> PETERSON, DOUGLAS G &amp; TAMARA  <b>ADDRESS:</b> 19000 SW 54 PL  <b>FOLIO:</b> 5039 36 10 0340  <b>VIOLATION(S):</b> <b>TSWR SEC. 045-100, 045-030 (D)(1)</b></p> <ol style="list-style-type: none"> <li>1. REQUIRED YARDS - 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. STRUCTURE LOCATED ON THE SOUTHWEST END OF THE PROPERTY IS NOT IN COMPLIANCE WITH REQUIRED SETBACK REGULATIONS.</li> <li>2. OUTSIDE STORAGE OF HOUSEHOLD ITEMS BELONGING TO A RESIDENT OF A PERMANENT DWELLING IS PERMITTED, PROVIDED THE ITEMS ARE DESIGNED AND INTENDED FOR OUTDOOR RESIDENTIAL USE. THE PROPERTY IS IN VIOLATION FOR STORING JUNK AND ITEMS NOT INTENDED FOR OUTDOOR USE.</li> </ol>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 06/11/2025.</p> <p>NOTICE OF HEARING ISSUED ON 07/23/2025 TO APPEAR ON 08/05/2025 FOR HEARING.</p> <p><b>TOWN AND RESIDENT AGREED TO A STIPULATED AGREEMENT.</b></p>
3.5	<b>CASE 2025-233</b>	<p><b>OWNER(S):</b> LOS POTROS REAL ESTATE LLC  <b>ADDRESS:</b> 5501 SW 160 AVE  <b>FOLIO:</b> 5040 32 04 0010  <b>VIOLATION(S):</b> <b>TSWR SEC.020-040(D), 045-030(C)(1)(4)(A),</b></p> <ol style="list-style-type: none"> <li>1. 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</li> <li>2. ALL VEHICLES AND EQUIPMENT PARKED OR STORED MUST BE REGISTERED TO A PERMANENT, FULL-TIME RESIDENT OF THE PREMISES</li> <li>3. STORAGE OF COMMERCIAL VEHICLES EXCEEDING (1).</li> </ol>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 06/12/2025.</p> <p>NOTICE OF HEARING ISSUED ON 07/23/2025 TO APPEAR ON 08/05/2025 FOR HEARING.</p> <p><b>COMPLIED PRIOR TO HEARING</b></p>

#### 4. CITATIONS

4.1	<b>CASE 2025-094</b>	<b>OWNER(S):</b> VALDES, ROCCO H/E VALDES, JESSICA <b>ADDRESS:</b> 17701 SW 65 CT <b>FOLIO:</b> 5140 06 01 0191 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 16-19 (G)</b> BULK OUT NOT PERMITTED.	<b>STATUS:</b> WARNING NOTICE OF VIOLATION ISSUED ON 03/21/2025.  CIVIL NOTICE OF VIOLATION ISSUED ON 07/03/2025.  <b>VOIDED PRIOR TO HEARING</b>
4.2	<b>CASE 2025-206</b>	<b>OWNER(S):</b> ZERO, MICHAEL & ZERO, DEIRDRE LYNN <b>ADDRESS:</b> 5501 SW 196 LN <b>FOLIO:</b> 5039 36 07 0450 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 16-19 (G)</b> BULK OUT NOT PERMITTED.	<b>STATUS:</b> WARNING NOTICE OF VIOLATION ISSUED ON 05/30/2025.  CIVIL NOTICE OF VIOLATION ISSUED ON 07/03/2025.  <b>VOIDED PRIOR TO HEARING</b>

#### 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).