

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 8<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):</b> PINEDA, MARIA T <b>ADDRESS:</b> 4900 SW 193 LN <b>FOLIO:</b> 5039 36 06 0130 <b>VIOLATION(S):</b> <b>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.  AMENDED FINAL ORDER GIVEN UNTIL 07/07/2025 TO COMPLY OR TO APPEAR FOR HEARING ON 07/08/2025 IF NOT IN COMPLIANCE
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			<b>AMENDED FINAL ORDER GIVEN UNTIL 09/02/2025 TO COMPLY OR TO APPEAR FOR HEARING ON 09/03/2025 IF NOT IN COMPLIANCE</b>
2.2	<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.  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.  <b>FINAL ORDER IMPOSED. ADMINISTRATIVE COST WAIVED.</b>
2.3	<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.

			<p>AMENDED FINAL ORDER: GIVEN UNTIL 05/06/2025 TO COMPLY OR APPEAR AT THE 05/07/2025 HEARING.</p> <p><b>AMENDED FINAL ORDER: GIVEN UNTIL 09/02/2025 TO COMPLY OR APPEAR AT THE 09/03/2025 HEARING.</b></p>
2.4	<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>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.</p> <p><b>FINAL ORDER IMPOSED.</b></p>
2.5	<b>CASE 2025-072</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. 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.</p>	<p><b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 03/06/2025.</p> <p>NOTICE OF HEARING ISSUED ON 04/14/2025 TO APPEAR ON 05/07/2025 FOR HEARING.</p> <p>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.</p>

			<b>TOWN AND RESIDENT AGREED TO A STIPULATED AGREEMENT.</b>
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### 3. NEW CASES

3.1	<b>CASE 2025-027</b>	<b>OWNER(S):</b> WEATHERFORD, CHYLER <b>WILLIAM EST</b> <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.  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.  <b>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>
3.2	<b>CASE 2025-034</b>	<b>OWNER(S):</b> AGP TRACTOR INC <b>ADDRESS:</b> 5200 SW 210 TER <b>FOLIO:</b> 5039 34 01 0150 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080 (A), SEC. 045-030(C)(4), 045-050, 045-060</b>  1- WORK WITHOUT PERMIT, FILL ON PROPERTY WITHOUT APPROVAL OR PERMIT  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.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 02/06/2025.  NOTICE OF HEARING ISSUED ON 05/20/2025 TO APPEAR ON 07/08/2025 FOR HEARING.  <b>FOUND IN VIOLATION:  GIVEN UNTIL 07/18/2025 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.</b>

			<b>A FINE IN THE AMOUNT OF \$150.00 A DAY IF NOT IN COMPLIANCE THEREAFTER. ADMINISTRATIVE COST WAIVED.</b>
3.3	<b>CASE 2025-063</b>	<b>OWNER(S):</b> BALDWIN, JASON <b>ADDRESS:</b> 20221 SW 48 ST <b>FOLIO:</b> 5039 35 03 0460 <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. VEGETATION OVERGROWTH ON THE BACK OF THE PROPERTY ON THE SOUTH SIDE OF GRIFFIN RD.	<b>STATUS:</b> COURTESY NOTICE ISSUED ON 02/24/2025.  NOTICE OF VIOLATION ISSUED ON 05/01/2025.  NOTICE OF HEARING ISSUED ON 06/03/2025 TO APPEAR ON 07/08/2025 FOR HEARING.  <b>COMPLIED PRIOR TO HEARING.</b>
3.4	<b>CASE 2025-108</b>	<b>OWNER(S):</b> GARAJ, MOHAMED F & ZEENA F GARAJ, TAARIK <b>ADDRESS:</b> 17401 SW 54 ST <b>FOLIO:</b> 5040 31 01 0048 <b>VIOLATION(S):</b> <b>TSWR CODE 045-030(C)(4)(a), 045-030 (C)(1), 020-040 (A)</b>  1- STORAGE OF COMMERCIAL VEHICLES EXCEEDING (2) ALL VEHICLES AND EQUIPMENT PARKED OR STORED MUST BE REGISTERED TO A PERMANENT, FULL-TIME RESIDENT OF THE PREMISES.  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.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 03/31/2025.  NOTICE OF HEARING ISSUED ON 05/20/2025 TO APPEAR ON 07/08/2025 FOR HEARING.  <b>FOUND IN VIOLATION:  GIVEN UNTIL 09/02/2025 TO COMPLY WITH VIOLATION 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>

#### 4. CITATIONS

4.1	<b>CASE 2025-059</b>	<b>OWNER(S):</b> ICAZUL SAC LLC <b>ADDRESS:</b> 5401 SW 210 TER <b>FOLIO:</b> 5039 34 06 0010 <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 02/11/2025.  NOTICE OF VIOLATION ISSUED ON 03/10/2025.  CIVIL NOTICE OF VIOLATION ISSUED ON 05/09/2025.  CIVIL NOTICE OF VIOLATION WITH CORRECTED DATE ISSUED ON 05/14/2025.  <b>CIVIL NOTICE OF VIOLATION FOR \$500 IMPOSED. \$150 ADMINISTRATIVE COST IS ORDERED.</b>
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#### 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).