

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
September 3rd, 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
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			AMENDED FINAL ORDER GIVEN UNTIL 09/02/2025 TO COMPLY OR TO APPEAR FOR HEARING ON 09/03/2025 IF NOT IN COMPLIANCE
2.2	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. AMENDED FINAL ORDER: GIVEN UNTIL 09/02/2025 TO COMPLY OR APPEAR AT THE 09/03/2025 HEARING.
2.3	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)	STATUS: 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>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. COMPLIED PRIOR TO HEARING</p> <p>2- ALL VEHICLES AND EQUIPMENT PARKED OR STORED MUST BE REGISTERED TO A PERMANENT, FULL-TIME RESIDENT OF THE PREMISES.</p>	<p>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.</p>
2.4	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. COMPLIED PRIOR TO HEARING</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> <p>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. A FINE IN THE AMOUNT OF \$150.00 A DAY IF NOT IN COMPLIANCE THEREAFTER. ADMINISTRATIVE COST WAIVED.</p>
2.5	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>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>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.</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>	<p>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.</p>
2.6	CASE 2025-205	<p>OWNER(S): MARCOS A DELGADO CORP ADDRESS: 18901 SW 57 CT FOLIO: 5039 36 10 0470 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 GROUND COVER HEDGES AND GROUND COVER AND FREE OF ANY AND ALL ENCUMBRANCES.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 05/29/2025.</p> <p>NOTICE OF HEARING ISSUED ON 07/25/2025 TO APPEAR ON 08/05/2025 FOR HEARING.</p> <p>FOUND IN VIOLATION: 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.</p>
2.7	CASE 2025-221	<p>OWNER(S): PETERSON, DOUGLAS G & TAMARA ADDRESS: 19000 SW 54 PL FOLIO: 5039 36 10 0340 VIOLATION(S): TSWR SEC. 045-100, 045-030 (D)(1)</p>	<p>STATUS: 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>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.</p> <p>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.</p>	<p>TOWN AND RESIDENT AGREED TO A STIPULATED AGREEMENT. ORDER ACCEPTING STIPULATED AGREEMENT ISSUED 08/05/2025.</p> <p>COMPLIED PRIOR TO HEARING</p>
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3. NEW CASES

3.1	CASE 2025-239	<p>OWNER(S): 13920 SOUTHWEST RANCHES LLC ADDRESS: 13920 STIRLING RD FOLIO: 5140 03 01 0180 VIOLATION(S): TSWR CODE SEC. 005-080 (A) WORK WITHOUT PERMIT, FILLING ON PROPERTY WITHOUT APPROVAL OR PERMIT.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 06/16/2025.</p> <p>NOTICE OF HEARING ISSUED ON 08/20/2025 TO APPEAR ON 09/03/2025 FOR HEARING.</p> <p>COMPLIED PRIOR TO HEARING</p>
3.2	CASE 2025-255	<p>OWNER(S): LUKE & LANA LLC ADDRESS: 5900 SW 185 WAY FOLIO: 5039 36 01 0050 VIOLATION(S): SEC. 16-19 G UNLAWFUL DUMPING - ILLEGALLY DUMPED TRASH UNTO ADJACENT PROPERTY.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 07/07/2025.</p> <p>NOTICE OF HEARING ISSUED ON 07/31/2025 TO APPEAR ON 09/03/2025 FOR HEARING.</p>
3.3	CASE 2025-265	<p>OWNER(S): BELLUNO INVESTMENT REV TR SEQUINI FERNANDEZ, C TRSTEE ETAL ADDRESS: SW 208 LANE FOLIO: 5039 34 01 0322 VIOLATION(S): TSWR SEC.020-040(D) IT SHALL BE THE RESPONSIBILITY OF ALL OWNERS TO MAINTAIN PROPERTIES AND SWALES FREE OF OVERGROWTH.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 07/07/2025.</p> <p>NOTICE OF HEARING ISSUED ON 08/21/2025 TO APPEAR ON 09/03/2025 FOR HEARING.</p>

3.4	CASE 2025-268	OWNER(S): DC 27 LLC ADDRESS: 6101 US HWY 27 FOLIO: 5139 03 01 0031 VIOLATION(S): TSWR CODE SEC. 005-080 (A), SEC. 045-030(C)(1),(2),(4), SEC. 045-050,045-060. 1- WORK WITHOUT PERMIT, FILLING ON PROPERTY WITHOUT APPROVAL OR PERMIT 2- STORAGE OF COMMERCIAL VEHICLES, VEHICLES MAY BE PARKED OR STORED ONLY AS AN ACCESSORY USE TO A PERMANENT DWELLING. 3- STORAGE OF CONSTRUCTION EQUIPMENT OR MATERIALS WITHOUT A VALID PERMIT.	STATUS: NOTICE OF VIOLATION ISSUED ON 07/10/2025. NOTICE OF HEARING ISSUED ON 08/21/2025 TO APPEAR ON 09/03/2025 FOR HEARING.
3.5	CASE 2025-269	OWNER(S): DC 27 LLC ADDRESS: 6121 US HWY 27 FOLIO: 5139 03 01 0033 VIOLATION(S): TSWR CODE SEC. 005-080 (A), SEC. 045-030(C)(1),(2),(4), SEC. 045-050,045-060. 1- WORK WITHOUT PERMIT, FILLING ON PROPERTY WITHOUT APPROVAL OR PERMIT 2- STORAGE OF COMMERCIAL VEHICLES, VEHICLES MAY BE PARKED OR STORED ONLY AS AN ACCESSORY USE TO A PERMANENT DWELLING. 3- STORAGE OF CONSTRUCTION EQUIPMENT OR MATERIALS WITHOUT A VALID PERMIT.	STATUS: NOTICE OF VIOLATION ISSUED ON 07/10/2025. NOTICE OF HEARING ISSUED ON 08/21/2025 TO APPEAR ON 09/03/2025 FOR HEARING.
3.6	CASE 2025-278	OWNER(S): DC 27 LLC ADDRESS: 6111 US HWY 27 FOLIO: 5139 03 01 0032 VIOLATION(S): TSWR CODE SEC. 005-080 (A), SEC. 045-030(C)(1),(2),(4), SEC. 045-050,045-060. 1- WORK WITHOUT PERMIT, FILLING ON PROPERTY WITHOUT APPROVAL OR PERMIT	STATUS: NOTICE OF VIOLATION ISSUED ON 07/10/2025. NOTICE OF HEARING ISSUED ON 08/21/2025 TO APPEAR ON 09/03/2025 FOR HEARING.

		<p>2- STORAGE OF COMMERCIAL VEHICLES, VEHICLES MAY BE PARKED OR STORED ONLY AS AN ACCESSORY USE TO A PERMANENT DWELLING.</p> <p>3- STORAGE OF CONSTRUCTION EQUIPMENT OR MATERIALS WITHOUT A VALID PERMIT.</p>	
3.7	CASE 2025-283	<p>OWNER(S): 21051 STIRLING PROPERTY LLC ADDRESS: 21051 STIRLING ROAD FOLIO: 5039 34 01 0640 VIOLATION(S): TSWR SEC. 045-030 (C)(1)(H)(1)(B), SEC. 020-040 (D)</p> <p>1- VEHICLES MAY BE PARKED OR STORED ONLY AS AN ACCESSORY USE TO A PERMANENT DWELLING.</p> <p>2- NO MOBILE HOME SHALL BE PLACED ON THE PROPERTY WITHOUT A VALID BUILDING PERMIT.</p> <p>3- 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</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 07/10/2025.</p> <p>NOTICE OF HEARING ISSUED ON 08/20/2025 TO APPEAR ON 09/03/2025 FOR HEARING.</p>
3.8	CASE 2025-288	<p>OWNER(S): THOMAS, DWAYNE A ADDRESS: 6821 SW 185 WAY FOLIO: 5139 01 01 0471 VIOLATION(S): Sec.020-030 (A), 020-040</p> <p>1- THE FOLLOWING ARE PROHIBITED AS PUBLIC NUISANCES: THE OPEN STORAGE OR DISCARDING OF JUNK VEHICLES AND VESSELS, DERELICT AIRCRAFT, JUNK ITEMS, DEBRIS, GARBAGE, TRASH, AND LITTER, EXCEPT IN FACILITIES APPROVED BY THE TOWN FOR STORAGE OR DISCARDING OF SUCH ITEMS OR MATERIALS, THE EXISTENCE OF OVERGROWN GROUNDCOVER OR VEGETATION, UNMAINTAINED BUILDINGS AND STRUCTURES WITHIN THE TOWN, AND THE</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 07/16/2025.</p> <p>NOTICE OF HEARING ISSUED ON 08/20/2025 TO APPEAR ON 09/03/2025 FOR HEARING.</p>

		<p>COVERING OF WINDOWS AND DOOR OPENINGS WITH STORM PANELS. SUCH STORAGE, DISCARDING AND CONDITIONS HAVE BEEN DETERMINED BY THE TOWN COUNCIL TO CONSTITUTE A PUBLIC NUISANCE IN THAT SUCH ITEMS CREATE AN EYESORE TO THE COMMUNITY, BECOME A BREEDING GROUND FOR RATS AND OTHER VERMIN, CREATE AN ATTRACTIVE NUISANCE TO CHILDREN, LEAD TO THE FURTHER ACCUMULATION OF JUNK, GARBAGE, TRASH, LITTER, AND DEBRIS, AND CONTRIBUTE TO THE DETERIORATION OF BOTH RESIDENTIAL AND NONRESIDENTIAL AREAS.</p> <p>2- DUTY TO MAINTAIN PROPERTY LAND TO BE FREE OF ALL ENCUMBRANCES. IT SHALL BE THE RESPONSIBILITY OF ALL OWNERS OF PARCELS OF LAND TO AMINTAIN SUCH LANDS AND CONTIGUOUS SWALES FREE OF OVERGROWN GROUNDCOVER HEDGES AND GROUNDCOVER AND FREE OF ANY AND ALL ENCUMBRANCES.</p>	
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4. CITATIONS

4.1	<p>CASE 2025-308</p>	<p>OWNER(S): RIVCHIN, JAMES R H/E RIVCHIN, DENISE A ADDRESS: 5091 SW 192 TER FOLIO: 5039 36 14 0010 VIOLATION(S): TSWR CODE SEC. 16-19 (G) BULK OUT NOT PERMITTED.</p>	<p>STATUS: WARNING NOTICE OF VIOLATION ISSUED ON 08/11/2025.</p> <p>CIVIL NOTICE OF VIOLATION ISSUED ON 08/19/2025.</p>
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5. RE-HEARINGS

6. FORECLOSURE REQUESTS

6.1	CASE 2023-422	OWNER(S): CID, RIGOBERTO & AMPARO ADDRESS: SW 210 TER FOLIO: 5039 34 11 0010 VIOLATION(S): TSWR SEC. 045-050, 045-060 UNAUTHORIZED USE OF PROPERTY. OPERATING A COMMERCIAL LANDSCAPING OPERATION FROM PROPERTY.	STATUS: NOTICE OF VIOLATION ISSUED ON 10/16/2023. NOTICE OF HEARING ISSUED ON 12/27/2023 TO APPEAR ON 02/06/2024 FOR HEARING. CONTINUANCE GRANTED, TO APPEAR ON MARCH 5 TH , 2024 HEARING. CONTINUANCE GRANTED, TO APPEAR ON APRIL 3 RD , 2024 HEARING. CONTINUANCE GRANTED, TO APPEAR ON MAY 7 TH , 2024 HEARING. CONTINUANCE GRANTED, TO APPEAR ON JULY 2ND, 2024 HEARING. NOTICE OF HEARING ISSUED ON 07/05/2024 TO APPEAR ON 07/11/2024 FOR HEARING. GIVEN 30 DAYS TO PRESENT POST-HEARING BRIEF AND 15 DAYS FOR THE RESPONSE BRIEF. NOTICE OF HEARING FOR ADJUDICATION ISSUED ON 09/17/2024 TO APPEAR ON 10/01/2024 FOR HEARING. FOUND IN VIOLATION: GIVEN UNTIL 12/02/2024 TO COMPLY OR TO APPEAR AT THE 12/03/2024 HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$250.00 A DAY IF NOT IN COMPLIANCE THEREAFTER.
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			<p>AMENDED FINAL ORDER: GIVEN UNTIL 01/02/2025 TO COMPLY OR APPEAR AT THE 01/07/2025 HEARING.</p> <p>FINE IMPOSED AS OF 1/3/2025; AMOUNT PENDING (\$150.00/\$250.00) CONFIRMATION OF THE SPECIAL MAGISTRATE'S JURISDICTION OVER THE CLERICAL ERROR ON PREVIOUS ORDER.</p> <p>NOTICE OF FORECLOSURE ISSUED ON 07/08/2025 TO APPEAR ON 08/05/2025 FOR HEARING.</p> <p>FINE IS A TOTAL OF \$20,000 PARTIAL PAYMENT RECEIVED OF \$12,600 PENDING BALANCE OF \$7,400.</p> <p>NOTICE OF FORECLOSURE ISSUED ON 07/29/2025 TO APPEAR ON 09/03/2025 FOR HEARING.</p>
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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).