

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**  
**October 7<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</b> <b>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 (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  AMENDED FINAL ORDER GIVEN UNTIL 09/02/2025 TO COMPLY OR TO APPEAR FOR HEARING ON 09/03/2025 IF NOT IN COMPLIANCE
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2.2	<p><b>CASE</b> <b>2024-436</b></p>	<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. A FINE IN THE AMOUNT OF \$150.00 A DAY IF NOT IN COMPLIANCE THEREAFTER. \$150 ADMINISTRATIVE COST IS ORDERED.</p> <p>AMENDED FINAL ORDER: GIVEN UNTIL 05/06/2025 TO COMPLY OR APPEAR AT THE 05/07/2025 HEARING.</p> <p>AMENDED FINAL ORDER: GIVEN UNTIL 07/07/2025 TO COMPLY OR APPEAR AT THE 07/08/2025 HEARING.</p> <p>AMENDED FINAL ORDER: GIVEN UNTIL 09/02/2025 TO COMPLY OR APPEAR AT THE 09/03/2025 HEARING.</p> <p>AMENDED FINAL ORDER: GIVEN UNTIL 10/06/2025 TO COMPLY OR APPEAR AT THE 10/07/2025 HEARING.</p> <p><b>AMENDED FINAL ORDER: GIVEN UNTIL 12/01/2025 TO COMPLY OR APPEAR AT THE 12/02/2025 HEARING.</b></p>

2.3	<b>CASE</b> <b>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.  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.  AMENDED FINAL ORDER: GIVEN UNTIL 10/06/2025 TO COMPLY OR APPEAR AT THE 10/07/2025 HEARING.  <b>COMPLIED PRIOR TO HEARING.</b>
2.4	<b>CASE</b> <b>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.  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>AMENDED FINAL ORDER GIVEN UNTIL 09/18/2025 TO COMPLY OR TO APPEAR FOR HEARING ON 10/07/2025 IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$250 A DAY AS OF 09/03/2025.</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>
2.5	<b>CASE 2025-108</b>	<p><b>OWNER(S):</b> GARAJ, MOHAMED F &amp; 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></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><b>STATUS:</b> 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>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> <p>AMENDED FINAL ORDER GIVEN UNTIL 09/18/2025 TO COMPLY OR TO APPEAR FOR HEARING ON 10/07/2025 IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$250 A DAY AS OF 09/03/2025.</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>
2.6	<b>CASE 2025-255</b>	<p><b>OWNER(S):</b> LUKE &amp; LANA LLC  <b>ADDRESS:</b> 5900 SW 185 WAY  <b>FOLIO:</b> 5039 36 01 0050  <b>VIOLATION(S):</b> <b>SEC. 16-19 G</b>  UNLAWFUL DUMPING - ILLEGALLY DUMPED TRASH UNTO ADJACENT PROPERTY.</p>	<p><b>STATUS:</b> 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> <p>ORDER OF CONTINUANCE TO APPEAR AT THE 10/07/2025 HEARING.</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>

2.7	<b>CASE 2025-283</b>	<b>OWNER(S):</b> 21051 STIRLING PROPERTY LLC <b>ADDRESS:</b> 21051 STIRLING ROAD <b>FOLIO:</b> 5039 34 01 0640 <b>VIOLATION(S):</b> <b>TSWR SEC. 045-030 (C)(1)(H)(1)(B), SEC. 020-040 (D)</b> <ol style="list-style-type: none"> <li>1- VEHICLES MAY BE PARKED OR STORED ONLY AS AN ACCESSORY USE TO A PERMANENT DWELLING.</li> <li>2- NO MOBILE HOME SHALL BE PLACED ON THE PROPERTY WITHOUT A VALID BUILDING PERMIT.</li> <li>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 <b>COMPLIED 10/06/2025</b></li> </ol>	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 07/10/2025.  NOTICE OF HEARING ISSUED ON 08/20/2025 TO APPEAR ON 09/03/2025 FOR HEARING.  FOUND IN VIOLATION: GIVEN UNTIL 09/13/2025 TO COMPLY OR TO APPEAR AT THE 10/07/2025 HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$250.00 A DAY IF NOT IN COMPLIANCE THEREAFTER. \$150.00 ADMINISTRATIVE COST.  <b>ORDER IMPOSED.</b>
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### 3. NEW CASES

3.1	<b>CASE 2025-070</b>	<b>OWNER(S):</b> FELIX, GISEL CAROLINA & FELIX, JUSTO PAUL <b>ADDRESS:</b> 18200 SW 48 ST <b>FOLIO:</b> 5040 30 00 0065 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080 (A)</b> <ol style="list-style-type: none"> <li>1- WORK WITHOUT PERMIT, CONSTRUCTED BARN STRUCTURE WITHOUT APPROVAL OR PERMIT</li> <li>2- WORK WITHOUT PERMIT, INSTALLED NEW DRIVEWAY WITHOUT APPROVAL OR PERMIT.</li> </ol>	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 03/04/2025.  NOTICE OF HEARING ISSUED ON 09/05/2025 TO APPEAR ON 10/07/2025 FOR HEARING.  <b>FOUND IN VIOLATION:  GIVEN UNTIL 11/11/2025 TO  APPLY FOR THE PERMIT OR TO  APPEAR AT THE 11/12/2025  HEARING IF NOT IN  COMPLIANCE.  GIVEN UNTIL 12/01/2025 TO  HAVE THE PERMIT ISSUED OR  TO APPEAR AT THE 12/02/2025  HEARING IF NOT IN  COMPLIANCE.  A FINE IN THE AMOUNT OF  \$150.00 A DAY IF NOT IN  COMPLIANCE THEREAFTER.  ADMINISTRATIVE COST  WAIVED.</b>
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3.2	<b>CASE 2025-256</b>	<b>OWNER(S):</b> LAAROUSSI, IMADEDINE & RAQUEL <b>ADDRESS:</b> 19000 SW 56 ST <b>FOLIO:</b> 5039 36 10 0420 <b>VIOLATION(S):</b> <b>SEC. 020-030 (A) &amp; 045-030(C)(1)</b> 1- PUBLIC NUISANCE - OPEN STORAGE OF JUNK AND DEBRIS ON PROPERTY. 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 07/07/2025.  NOTICE OF HEARING ISSUED ON 09/22/2025 TO APPEAR ON 10/07/2025 FOR HEARING.  <b>ORDER OF CONTINUANCE TO APPEAR AT THE 11/12/2025 HEARING.</b>
3.3	<b>CASE 2025-280</b>	<b>OWNER(S):</b> SW 210 PROPERTY LLC <b>ADDRESS:</b> SW 210 TER <b>FOLIO:</b> 5039 34 14 0010 <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> COURTESY NOTICE ISSUED ON 07/10/2025.  NOTICE OF VIOLATION ISSUED ON 08/22/2025.  NOTICE OF HEARING ISSUED ON 09/10/2025 TO APPEAR ON 10/07/2025 FOR HEARING.  <b>COMPLIED PRIOR TO HEARING.</b>

#### 4. CITATIONS

4.1	<b>CASE 2025-114</b>	<b>OWNER(S):</b> ASSAL, SHERIF M ASSAL, NADIA PATRICIA <b>ADDRESS:</b> 16850 BERKSHIRE CT <b>FOLIO:</b> 5040 32 16 0370 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 7-3(A)</b> FALSE ALARMS IN EXCESS OF (2) TWO, SHALL BE DEEMED A PUBLIC NUISANCE.  <ul style="list-style-type: none"> <li>- FIRST ALARM 3/19/25 AT 8:03am</li> <li>- SECOND ALARM 3/29/25 AT 3:17pm</li> <li>- THIRD ALARM 8/27/25 AT 4:37am</li> <li>- FOURTH ALARM 8/27/25 AT 5:29pm</li> </ul>	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 04/04/2025.  CIVIL NOTICE OF VIOLATION ISSUED ON 09/08/2025.  CIVIL NOTICE OF VIOLATION ISSUED ON 09/08/2025.  <b>COMPLIED PRIOR TO HEARING.</b>
4.2	<b>CASE 2025-179</b>	<b>OWNER(S):</b> ASAD, ALI & ASAD, NOHA AMMAR & ALI ASAD IRREV TR <b>ADDRESS:</b> 5850 ASAD DRIVE <b>FOLIO:</b> 5040 35 01 0040 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 7-3(A)</b> FALSE ALARMS IN EXCESS OF (2) TWO, SHALL BE DEEMED A PUBLIC NUISANCE.  <ul style="list-style-type: none"> <li>- FIRST ALARM 4/12/25 AT 10:10am</li> <li>- SECOND ALARM 6/10/25 AT 8:16pm</li> <li>- THIRD ALARM 7/30/25 AT 4:35am</li> </ul>	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 09/15/2025.  CIVIL NOTICE OF VIOLATION ISSUED ON 09/17/2025.  <b>COMPLIED PRIOR TO HEARING.</b>

4.3	<b>CASE</b> <b>2025-324</b>	<b>OWNER(S):</b> MGT SOUTHWEST RANCHES LLC % REAL ESTE PROPERTY TAX <b>ADDRESS:</b> 6700 DYKES RD <b>FOLIO:</b> 5140 04 13 0080 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 7-3(A)</b> FALSE ALARMS IN EXCESS OF (2) TWO, SHALL BE DEEMED A PUBLIC NUISANCE.  <ul style="list-style-type: none"> <li>- FIRST ALARM 6/12/25 AT 6:22am</li> <li>- SECOND ALARM 6/23/25 AT 6:36am</li> <li>- THIRD ALARM 6/24/25 AT 6:19am</li> </ul>	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 09/16/2025.  CIVIL NOTICE OF VIOLATION ISSUED ON 09/16/2025.  <b>COMPLIED PRIOR TO HEARING.</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).