

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
November 12th, 2025
9:00 A.M

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

2.1	CASE 2025-070	OWNER(S): FELIX, GISEL CAROLINA & FELIX, JUSTO PAUL ADDRESS: 18200 SW 48 ST FOLIO: 5040 30 00 0065 VIOLATION(S): TSWR CODE SEC. 005-080 (A) <ul style="list-style-type: none"> 1. WORK WITHOUT PERMIT, CONSTRUCTED BARN STRUCTURE WITHOUT APPROVAL OR PERMIT 2. WORK WITHOUT PERMIT, INSTALLED NEW DRIVEWAY WITHOUT APPROVAL OR PERMIT. 	STATUS: NOTICE OF VIOLATION ISSUED ON 03/04/2025. NOTICE OF HEARING ISSUED ON 09/05/2025 TO APPEAR ON 10/07/2025 FOR HEARING. 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. AMENDED FINAL ORDER. GIVEN TEN DAYS TO APPLY FOR ITEM #1. ITEM #2 COMPLIED WITH ORDER REQUIREMENTS.
2.2	CASE 2025-165	OWNER(S): LOS POTROS REAL ESTATE LLC ADDRESS: 5501 SW 160 AVE FOLIO: 5040 32 04 0010 VIOLATION(S): TSWR CODE SEC. 005-080 (A) WORK WITHOUT PERMIT, BUILDING HORSE BARN STRUCTURE WITHOUT APPROVAL OR PERMIT.	STATUS: NOTICE OF VIOLATION ISSUED ON 05/07/2025. NOTICE OF HEARING ISSUED ON 07/23/2025 TO APPEAR ON 08/05/2025 FOR HEARING. FOUND IN VIOLATION: GIVEN UNTIL 11/11/2025 TO SUBMIT THE PERMIT APPLICATION OR TO APPEAR

			<p>AT THE 11/12/2025 HEARING IF NOT IN COMPLIANCE. GIVEN UNTIL 01/05/2026 TO HAVE THE PERMIT APPROVED OR TO APPEAR AT THE 01/06/2026 HEARING IF NOT IN COMPLIANCE. GIVEN UNTIL 02/02/2026 TO FINALIZE THE PERMIT OR TO APPEAR AT THE 02/03/2026 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>COMPLIED WITH ORDER REQUIREMENTS.</p>
2.3	CASE 2025-219	<p>OWNER(S): PEREZ, PEDRO SENRA, JACQUELINE ADDRESS: 19100 SW 54 PL FOLIO: 5039 36 10 0350</p> <p>VIOLATION(S): TSWR CODE SEC. 005-080 (A), SEC. 045-100</p> <ol style="list-style-type: none"> 1. WORK WITHOUT PERMIT, BUILT STRUCTURE ON NORTHWEST END OF PROPERTY WITHOUT APPROVAL OR PERMIT. 2. WORK WITHOUT PERMIT, BUILT LOOKOUT STEEL STRUCTURE IN REAR OF POOL. 3. WORK WITHOUT PERMIT, BUILT DRIVEWAY WITHOUT A PERMIT. 4. WORK WITHOUT PERMIT, INSTALLED NEW GARAGE DOOR WITHOUT A PERMIT. 5. WORK WITHOUT PERMIT, INSTALLED NEW FRONT DOOR WITHOUT A PERMIT. 6. WORK WITHOUT PERMIT, INSTALLED NEW GATE ENTRANCES ONTO THE PROPERTY WITHOUT A PERMIT. 	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 06/09/2025.</p> <p>CORRECTED 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>FOUND IN VIOLATION: GIVEN UNTIL 09/02/2025 TO COMPLY WITH VIOLATION #8 OR TO APPEAR AT THE 09/03/2025 HEARING IF NOT IN COMPLIANCE. GIVEN UNTIL 11/11/2025 TO SUBMIT THE PERMIT APPLICATIONS FOR NUMBERS 1 THROUGH 7 OR TO APPEAR AT THE 11/12/2025 HEARING IF NOT IN COMPLIANCE. GIVEN UNTIL 02/02/2026 TO HAVE THE PERMITS FOR NUMBERS 1 THROUGH 7 APPROVED OR TO APPEAR AT THE 02/03/2026 HEARING IF NOT IN COMPLIANCE.</p>

		<p>7. WORK WITHOUT PERMIT, INSTALLED NEW WINDOWS WITHOUT A PERMIT.</p> <p>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.</p> <p>COMPLIED PRIOR TO HEARING</p>	<p>GIVEN UNTIL 03/02/2026 TO FINALIZE THE PERMITS FOR NUMBERS 1 THROUGH 7 OR TO APPEAR AT THE 03/03/2026 HEARING IF NOT IN COMPLIANCE.</p> <p>A FINE IN THE AMOUNT OF \$150.00 A DAY IF NOT IN COMPLIANCE THEREAFTER. ADMINISTRATIVE COST IS WAIVED.</p> <p>COMPLIED WITH ORDER REQUIREMENTS.</p>
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3. NEW CASES

3.1	CASE 2024-327	<p>OWNER(S): MONTENEGRO, ALBERTO DAVID ADDRESS: 17791 SW 46 ST FOLIO: 5040 30 00 0240 VIOLATION(S): TSWR CODE SEC. 9-3, 9-4, 045-030 (3)(a)</p> <p>1. NOISE DISTURBANCE PROHIBITED: NO PERSON SHALL MAKE, CONTINUE, ANY NOISE DISTURBANCE. NO PERSON SHALL OPERATE ANY SOUND IN SUCH MANNER AS TO CREATE A NOISE DISTURBANCE THAT IS AUDIBLE IN A RECEIVING LAND.</p> <p>2. IT IS UNLAWFUL FOR A PROPERTY TO BE UTILIZED AS A VACATION RENTAL WITHIN THE TOWN UNLESS THE PROPERTY HAS BEEN REGISTERED AND ISSUED A CERTIFICATE OF COMPLIANCE BY THE TOWN.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 09/18/2024.</p> <p>NOTICE OF VIOLATION ISSUED ON 08/21/2025.</p> <p>NOTICE OF HEARING ISSUED ON 10/02/2025 TO APPEAR ON 11/12/2025 FOR HEARING.</p> <p>FOUND IN VIOLATION: \$5,000 FOR ANY FUTURE VIOLATIONS. \$150 ADMINISTRATIVE COSTS.</p>
3.2	CASE 2025-256	<p>OWNER(S): LAAROUSSI, IMADEDDINE & RAQUEL ADDRESS: 19000 SW 56 ST FOLIO: 5039 36 10 0420 VIOLATION(S): SEC. 020-030 (A) & 045-030(C)(1)</p> <p>1. PUBLIC NUISANCE - OPEN STORAGE OF JUNK AND DEBRIS ON PROPERTY.</p> <p>2. ALL VEHICLES AND EQUIPMENT PARKED OR STORED MUST BE REGISTERED TO A PERMANENT, FULL-TIME RESIDENT OF THE PREMISES</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 07/07/2025.</p> <p>NOTICE OF HEARING ISSUED ON 09/22/2025 TO APPEAR ON 10/07/2025 FOR HEARING.</p> <p>ORDER OF CONTINUANCE TO APPEAR AT THE 11/12/2025 HEARING.</p>

			FOUND IN VIOLATION: FINAL ORDER TO COME INTO COMPLIANCE OR SIGN A STIPULATED AGREEMENT BY 12/01/2025 OR APPEAR AT THE 12/02/2025 HEARING. IF NOT IN COMPLIANCE, \$150 A DAY FINE THEREAFTER UNTIL COMPLIANCE IS MET. ADMINISTRATIVE COSTS WAIVED.
3.3	CASE 2025-350	OWNER(S): SIGLER, ANGELICA M ADDRESS: 5760 SW 188 AVE FOLIO: 5039 36 05 0110 VIOLATION(S): TSWR CODE SEC. 005-080 (A) WORK WITHOUT PERMIT, AFTER THE FACT PERMIT IS ABANDONED/VOIDED.	STATUS: NOTICE OF VIOLATION ISSUED ON 08/14/2025. NOTICE OF HEARING ISSUED ON 10/02/2025 TO APPEAR ON 11/12/2025 FOR HEARING. COMPLIED PRIOR TO HEARING.
3.4	CASE 2025-358	OWNER(S): HERSHKOWITZ, PATRICK & THERESA ADDRESS: 15821 SW 53 CT FOLIO: 5040 33 01 0088 VIOLATION(S): TSWR CODE SEC. 020- 040(A)(E)(3), 090-100(C) FAILURE TO MAINTAIN ROAD ADJACENT TO PROPERTY. ROAD HAS AREAS WHERE ASPHALT HAS DETERIORATED.	STATUS: NOTICE OF VIOLATION ISSUED ON 08/22/2025. NOTICE OF HEARING ISSUED ON 10/09/2025 TO APPEAR ON 11/12/2025 FOR HEARING. COMPLIED PRIOR TO HEARING.
3.5	CASE 2025-429	OWNER(S): PRECIADO, DIEGO & CAROLINA ADDRESS: 5200 W SAXON CIR FOLIO: 5040 33 02 0650 VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, EXPANSION OF A POOL DECK WITHOUT APPROVAL OR PERMITS.	STATUS: NOTICE OF VIOLATION ISSUED ON 09/10/2025. NOTICE OF HEARING ISSUED ON 10/02/2025 TO APPEAR ON 11/12/2025 FOR HEARING. FOUND IN VIOLATION: FINAL ORDER GIVING UNTIL 12/01/2025 TO COMPLY OR APPEAR AT THE 12/02/2025 HEARING. IF NOT IN COMPLIANCE, \$150 A DAY FINE THEREAFTER UNTIL COMPLIANCE IS MET. ADMINISTRATIVE COSTS WAIVED.

3.6	CASE 2025-440	OWNER(S): SIGLER, ANGELICA M ADDRESS: 5760 SW 188 AVE FOLIO: 5039 36 05 0110 VIOLATION(S): TSWR CODE SEC. 005-080 (A) WORK WITHOUT PERMIT. EXPIRED PERMIT NUMBER #SWR18-003957.	STATUS: NOTICE OF VIOLATION ISSUED ON 09/22/2025. NOTICE OF HEARING ISSUED ON 10/16/2025 TO APPEAR ON 11/12/2025 FOR HEARING. FOUND IN VIOLATION: FINAL ORDER GIVING UNTIL 12/01/2025 TO COMPLY OR APPEAR AT THE 12/02/2025 HEARING. IF NOT IN COMPLIANCE, \$150 A DAY FINE THEREAFTER UNTIL COMPLIANCE IS MET. ADMINISTRATIVE COSTS WAIVED.
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4. CITATIONS
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 5TH, 2024 HEARING. CONTINUANCE GRANTED, TO APPEAR ON APRIL 3RD, 2024 HEARING. CONTINUANCE GRANTED, TO APPEAR ON MAY 7TH, 2024 HEARING. CONTINUANCE GRANTED, TO APPEAR ON JULY 2ND, 2024 HEARING. NOTICE OF HEARING ISSUED ON 07/05/2024 TO APPEAR ON
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		<p>07/11/2024 FOR HEARING.</p> <p>GIVEN 30 DAYS TO PRESENT POST-HEARING BRIEF AND 15 DAYS FOR THE RESPONSE BRIEF.</p> <p>NOTICE OF HEARING FOR ADJUDICATION ISSUED ON 09/17/2024 TO APPEAR ON 10/01/2024 FOR HEARING.</p> <p>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.</p> <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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		<p>FINAL ORDER GIVING 60 DAYS TO PAY REMAINING BALANCE OF \$7,400.00 OR APPEAR AT THE 11/12/2025 HEARING FOR FORECLOSURE.</p> <p>COMPLIED PRIOR TO 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).