

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
December 2nd, 2025
9:00 A.M

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

2.1	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. AMENDED FINAL ORDER: GIVEN UNTIL 10/06/2025 TO COMPLY OR APPEAR AT THE 10/07/2025 HEARING. AMENDED FINAL ORDER: GIVEN UNTIL 12/01/2025 TO COMPLY OR APPEAR AT THE 12/02/2025 HEARING. ORDER IMPOSED
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2.2	CASE 2025-070	<p>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)</p> <ol 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. 	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 03/04/2025.</p> <p>NOTICE OF HEARING ISSUED ON 09/05/2025 TO APPEAR ON 10/07/2025 FOR HEARING.</p> <p>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.</p> <p>AMENDED FINAL ORDER. GIVEN TEN DAYS TO APPLY FOR ITEM #1. ITEM #2 COMPLIED WITH ORDER REQUIREMENTS.</p> <p>ORDER IMPOSED</p>
2.3	CASE 2025-256	<p>OWNER(S): LAAROUSSI, IMADEDLINE & RAQUEL ADDRESS: 19000 SW 56 ST FOLIO: 5039 36 10 0420 VIOLATION(S): SEC. 020-030 (A) & 045-030(C)(1)</p> <ol style="list-style-type: none"> 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 	<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. 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.</p>

			STIPULATED AGREEMENT SIGNED. GIVEN 90 DAYS TO COMPLY WITH THE STIPULATED AGREEMENT.
2.4	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. AMENDED FINAL ORDER. GIVEN UNTIL 01/05/2026 TO COMPLY OR APPEAR AT THE 01/06/2026 HEARING.
2.5	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. COMPLIED PRIOR TO HEARING.

3. NEW CASES

3.1	CASE 2025-412	OWNER(S): NOAH MOMPOINT LIV TR ADDRESS: 18320 SW 52 CT FOLIO: 5040 31 01 0270 VIOLATION(S): TSWR CODE SEC. 005-080 (A), TSWR CODE SEC. 045-030(C)(1), 045-030(C)(4)(a) <ol style="list-style-type: none"> 1. WORK WITHOUT PERMIT, FILLING ON PROPERTY WITHOUT APPROVAL OR REQUIRED PERMIT 2. WORK WITHOUT PERMIT, INSTALLED NEW ROOF WITHOUT A PERMIT. 3. WORK WITHOUT PERMIT, INSTALLED COLUMNS WITHOUT A PERMIT. 4. ALL VEHICLES AND EQUIPMENT PARKED OR STORED MUST BE REGISTERED TO A PERMANENT, FULL-TIME RESIDENT OF THE PREMISES 5. STORAGE OF COMMERCIAL VEHICLES EXCEEDING (2). 	STATUS: NOTICE OF VIOLATION ISSUED ON 9/10/2025. NOTICE OF HEARING ISSUED ON 11/14/2025 TO APPEAR ON 12/02/2025 FOR HEARING. FOUND IN VIOLATION: FINAL ORDER GIVING UNTIL 01/05/2026 TO COMPLY OR APPEAR AT THE 01/06/2026 HEARING. IF NOT IN COMPLIANCE, \$150 A DAY FINE THEREAFTER UNTIL COMPLIANCE IS MET. ADMINISTRATIVE COSTS WAIVED.
3.2	CASE 2025-467	OWNER(S): 5530 THOROUGHbred LLC ADDRESS: 5530 THOROUGHbred LN FOLIO: 5040 34 03 0110 VIOLATION(S): TSWR SEC.020-040(D) IT SHALL BE THE RESPONSIBILITY OF ALL OWNERS TO MAINTAIN PROPERTIES AND SWALES FREE OF OVERGROWTH.	STATUS: NOTICE OF VIOLATION ISSUED ON 10/14/2025. NOTICE OF HEARING ISSUED ON 11/06/2025 TO APPEAR ON 12/02/2025 FOR HEARING. COMPLIED PRIOR TO HEARING.

4. CITATIONS

4.1	CASE 2025-176	OWNER(S): OLIVA, YASIMY & JOSE L ADDRESS: 17781 SW 52 CT FOLIO: 5040 31 01 0056 VIOLATION(S): TSWR CODE SEC. 7-3(A) FALSE ALARMS IN EXCESS OF (2) TWO, SHALL BE DEEMED A PUBLIC NUISANCE. <ul style="list-style-type: none"> - FIRST FALSE ALARM 4/1 AT 6:05am - SECOND FALSE ALARM 5/18 AT 9:28am - THIRD FALSE ALARM 10/31 AT 8:32AM 	STATUS: NOTICE OF VIOLATION ISSUED ON 9/15/2025. - FIRST FALSE ALARM 4/1 AT 6:05am - SECOND FALSE ALARM 5/18 AT 9:28am
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			CIVIL VIOLATION NOTICE ISSUED ON 11/07/2025. -THIRD FALSE ALARM 10/31 AT 8:32AM PAID PRIOR TO HEARING
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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).