

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
February 3, 2026
9:00 A.M

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

2.1	CASE 2025-219	OWNER(S): PEREZ, PEDRO SENRA, JACQUELINE ADDRESS: 19100 SW 54 PL FOLIO: 5039 36 10 0350 VIOLATION(S): TSWR CODE SEC. 005-080 (A), SEC. 045-100 <ol style="list-style-type: none"> 1. WORK WITHOUT PERMIT, BUILT STRUCTURE ON NOTHWEST 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. 7. WORK WITHOUT PERMIT, INSTALLED NEW WINDOWS WITHOUT A PERMIT. 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 	STATUS: NOTICE OF VIOLATION ISSUED ON 06/09/2025. CORRECTED NOTICE OF VIOLATION ISSUED ON 06/11/2025. NOTICE OF HEARING ISSUED ON 07/23/2025 TO APPEAR ON 08/05/2025 FOR HEARING. 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. 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. A FINE IN THE AMOUNT OF \$150.00 A DAY IF NOT IN COMPLIANCE THEREAFTER. ADMINISTRATIVE COST IS WAIVED.
-----	--------------------------------	---	---

		OF AT LEAST FIFTY (50) FEET. CONTAINER LOCATED ON THE EAST SIDE OF THE PROPERTY DOES NOT MEET THE REQUIRED SETBACK.	
2.2	CASE 2025-412	<p>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)</p> <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. - COMPLIED PRIOR TO HEARING 3. WORK WITHOUT PERMIT, INSTALLED COLUMNS WITHOUT A PERMIT. - COMPLIED PRIOR TO HEARING 4. ALL VEHICLES AND EQUIPMENT PARKED OR STORED MUST BE REGISTERED TO A PERMANENT, FULL-TIME RESIDENT OF THE PREMISES - COMPLIED PRIOR TO HEARING 5. STORAGE OF COMMERCIAL VEHICLES EXCEEDING (2). - COMPLIED PRIOR TO HEARING 	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 9/10/2025.</p> <p>NOTICE OF HEARING ISSUED ON 11/14/2025 TO APPEAR ON 12/02/2025 FOR HEARING.</p> <p>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.</p> <p>ITEMS #S 2 TO 5 COMPLIED PRIOR TO HEARING</p> <p>AMENDED FINAL ORDER FOR ITEM #1 GIVING UNTIL 02/02/2026 TO COMPLY OR APPEAR AT THE 02/03/2026 HEARING.</p>
2.3	CASE 2025-429	<p>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.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 09/10/2025.</p> <p>NOTICE OF HEARING ISSUED ON 10/02/2025 TO APPEAR ON 11/12/2025 FOR HEARING.</p> <p>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.</p>

			<p>ADMINISTRATIVE COSTS WAIVED.</p> <p>AMENDED FINAL ORDER. GIVEN UNTIL 01/05/2026 TO COMPLY OR APPEAR AT THE 01/06/2026 HEARING.</p> <p>AMENDED FINAL ORDER GIVING UNTIL 01/13/2026 TO SUBMIT THE PERMIT APPLICATION OR APPEAR AT THE 02/03/2026 HEARING.</p> <p>COMPLIED PRIOR TO HEARING</p>
2.4	CASE 2025-510	<p>OWNER(S): ZACCO, MICHELLE M ADDRESS: SW 66 ST FOLIO: 5140 05 01 0093 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 GROUNDCOVER HEDGES AND GROUNDCOVER AND FREE OF ANY AND ALL ENCUMBRANCES. LOW TREE CANOPY CREATING DANGER TO TRAFFIC ON SW 66 ST.</p>	<p>STATUS: COURTESY NOTICE ISSUED ON 11/06/2025.</p> <p>NOTICE OF VIOLATION ISSUED ON 11/29/2025.</p> <p>NOTICE OF HEARING ISSUED ON 12/15/2025 TO APPEAR ON 01/06/2026 FOR HEARING.</p> <p>FOUND IN VIOLATION: FINAL ORDER GIVING UNTIL 01/21/2026 TO COMPLY OR APPEAR AT THE 02/03/2026 HEARING. IF NOT IN COMPLIANCE, \$150 A DAY FINE THEREAFTER UNTIL COMPLIANCE IS MET. \$150 ADMINISTRATIVE COSTS.</p> <p>COMPLIED PRIOR TO HEARING</p>
2.5	CASE 2025-530	<p>OWNER(S): SUN, RONGJIE ADDRESS: 5601 SW 210 TERRACE FOLIO: 5039 34 01 0611 VIOLATION(S): TSWR SEC 045-030 (D)(4) SHIPPING CONTAINERS SHALL BE SUBJECT TO ALL REQUIRED YARD AND SETBACK REQUIREMENTS AND SHALL BE SCREENED FROM VIEW OF ADJACENT PROPERTIES AND RIGHTS-OF-WAY. CONTAINERS MUST BE</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 11/20/2025.</p> <p>NOTICE OF HEARING ISSUED ON 12/11/2025 TO APPEAR ON 01/06/2026 FOR HEARING.</p>

		PLACED WITHIN THE APPROVED AGRICULTURAL AREAS OF THE LOT.	<p>FOUND IN VIOLATION: FINAL ORDER GIVING UNTIL 01/26/2026 TO COMPLY OR APPEAR AT THE 02/03/2026 HEARING. IF NOT IN COMPLIANCE, \$150 A DAY FINE THEREAFTER UNTIL COMPLIANCE IS MET. ADMINISTRATIVE COSTS WAIVED.</p> <p>COMPLIED PRIOR TO HEARING</p>
--	--	---	---

3. NEW CASES

3.1	CASE 2025-477	<p>OWNER(S): RAW CAPITAL LLC ADDRESS: 17051 STIRLING RD FOLIO: 5040 32 03 0022 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 GROUNDCOVER HEDGES AND GROUNDCOVER AND FREE OF ANY AND ALL ENCUMBRANCES.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 10/16/2025.</p> <p>NOTICE OF HEARING ISSUED ON 01/06/2026 TO APPEAR ON 02/03/2026 FOR HEARING.</p> <p>COMPLIED PRIOR TO HEARING</p>
3.2	CASE 2025-478	<p>OWNER(S): E RAFAELI VENTURES LLC ADDRESS: 17031 STIRLING RD FOLIO: 5040 32 03 0034 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 GROUNDCOVER HEDGES AND GROUNDCOVER AND FREE OF ANY AND ALL ENCUMBRANCES.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 10/16/2025.</p> <p>NOTICE OF HEARING ISSUED ON 01/07/2026 TO APPEAR ON 02/03/2026 FOR HEARING.</p> <p>COMPLIED PRIOR TO HEARING</p>
3.3	CASE 2025-479	<p>OWNER(S): PROSPECTIVE GROUP LLC ADDRESS: 16900 SW 59 CT FOLIO: 5040 32 03 0019 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 GROUNDCOVER HEDGES AND GROUNDCOVER AND FREE OF ANY AND ALL ENCUMBRANCES.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 10/16/2025.</p> <p>NOTICE OF HEARING ISSUED ON 01/07/2026 TO APPEAR ON 02/03/2026 FOR HEARING.</p> <p>COMPLIED PRIOR TO HEARING</p>

3.4	CASE 2025-525	OWNER(S): GODINEZ, ARTURO ADDRESS: 13411 OLD SHERIDAN ST FOLIO: 5140 02 01 0347 VIOLATION(S): TSWR CODE SEC. 005-080 (A) WORK WITHOUT PERMIT, FILLING ON PROPERTY WITHOUT APPROVAL OR PERMIT.	STATUS: NOTICE OF VIOLATION ISSUED ON 11/07/2025. NOTICE OF HEARING ISSUED ON 12/11/2025 TO APPEAR ON 01/06/2026 FOR HEARING. EXTENSION GIVEN. NOTICE OF HEARING ISSUED ON 12/18/2025 TO APPEAR ON 02/03/2026 FOR HEARING.
3.5	CASE 2025-556	OWNER(S): 7101 SW 185 WAY LLC SANG, MICHAEL ADDRESS: 7101 SW 185 WAY FOLIO: 5139 01 01 0632 VIOLATION(S): TSWR SEC.045-050, 045-060 PROHIBITED USE OF THE PROPERTY; OPERATING A RESTAURANT FROM THE PROPERTY.	STATUS: NOTICE OF VIOLATION ISSUED ON 12/17/2025. NOTICE OF HEARING ISSUED ON 01/23/2026 TO APPEAR ON 02/03/2026 FOR HEARING.
3.6	CASE 2026-006	OWNER(S): 6903 HANCOCK ROAD LENDING LLC %SAUL EWING LLP ADDRESS: 6903 HANCOCK RD FOLIO: 5140 03 01 0047 VIOLATION(S): TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMIT, EXPIRED PERMIT NUMBER SWR22-007533.	STATUS: NOTICE OF VIOLATION ISSUED ON 01/13/2026. NOTICE OF HEARING ISSUED ON 01/23/2026 TO APPEAR ON 02/03/2026 FOR HEARING.

4. CITATIONS

4.1	CASE 2025-549	OWNER(S): 13920 SOUTHWEST RANCHES LLC ADDRESS: 13920 STIRLING RD FOLIO: 5140 03 01 0180 VIOLATION(S): TSWR CODE SEC. 7-3(A) FALSE ALARMS IN EXCESS OF (2) TWO, SHALL BE DEEMED A PUBLIC NUISANCE. - FIRST FALSE ALARM ON 11/25 AT 10:00AM - SECOND FALSE ALARM ON 11/29 AT 4:00PM - THIRD FALSE ALARM ON 12/25 AT 5:14PM	STATUS: NOTICE OF VIOLATION ISSUED ON 12/17/2026. CIVIL NOTICE OF VIOLATION ISSUED ON 01/21/2026.
-----	------------------	--	---

5. RE-HEARINGS

6. FORECLOSURE REQUESTS

7. REPEAT VIOLATION

<p>7.1</p>	<p>CASE 2022-273</p>	<p>OWNER(S): MASSON, KIMBERLY KAY & ROBERTO F ADDRESS: 18531 SW 58 ST FOLIO: 5039 36 04 0070 VIOLATION(S): TSWR CODE 045-030(C)(4)(a) STORAGE OF COMMERCIAL VEHICLES EXCEEDING (1)</p>	<p>STATUS:</p> <p>WARNING NOTICE OF VIOLATION ISSUED ON 07/18/2022.</p> <p>CIVIL NOTICE OF VIOLATION ISSUED ON 04/21/2023.</p> <p>CIVIL NOTICE OF VIOLATION ISSUED ON 07/31/2023. \$500.00</p> <p>CIVIL NOTICE OF VIOLATION ISSUED ON 08/01/2023. \$500.00</p> <p>ORDER OF CONTINUANCE TO APPEAR ON 11/07/2023 FOR HEARING.</p> <p>CITATION #2 WAS DIMISSED. CITATION# 3 WAS FOUND IN VIOLATION. FINE OF \$500.00 IMPOSED</p> <p>\$150.00 ADMINISTRATIVE COST.</p> <p>NOTICE OF HEARING ISSUED ON 12/30/2025 TO APPEAR ON 02/03/2026 FOR HEARING.</p>
<p>7.2</p>	<p>CASE 2025-108</p>	<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>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</p>	<p>STATUS:</p> <p>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.</p> <p>A FINE IN THE AMOUNT OF \$150.00 A DAY IF NOT IN COMPLIANCE THEREAFTER. ADMINISTRATIVE COST IS WAIVED.</p>

		<p>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>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>COMPLIANCE LETTER SENT VIA MAIL 10/07/2025.</p> <p>CASE REOPENED DUE TO REPEAT VIOLATION.</p> <p>NOTICE OF HEARING ISSUED ON 01/13/2026 TO APPEAR ON 02/03/2026 FOR HEARING.</p>
--	--	--	---

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).