

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
January 6, 2026
9:00 A.M

1. CALL SESSION TO ORDER

2. NON-COMPLIANCE CASE(S) & IMPOSITION OF PENALTY/LIEN

2.1	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 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. COMPLIED PRIOR TO HEARING
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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</p>

			<p>UNTIL COMPLIANCE IS MET. 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>
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3. NEW CASES

3.1	CASE 2025-472	<p>OWNER(S): MAGNOLIA ESTATES COMMUNITY ASSN INC ADDRESS: SW 172 AVE FOLIO: 5140 05 33 0120 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 10/15/2025.</p> <p>NOTICE OF HEARING ISSUED ON 12/03/2025 TO APPEAR ON 01/06/2025 FOR HEARING.</p> <p>COMPLIED PRIOR TO HEARING</p>
3.2	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>

			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.
3.3	CASE 2025-530	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 PLACED WITHIN THE APPROVED AGRICULTURAL AREAS OF THE LOT.	STATUS: NOTICE OF VIOLATION ISSUED ON 11/20/2025. NOTICE OF HEARING ISSUED ON 12/11/2025 TO APPEAR ON 01/06/2026 FOR HEARING. 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.

4. CITATIONS

4.1	CASE 2025-073	OWNER(S): CAPARROS, KRISTIAN MICHAEL ACHARANDIO, SHAYNA ADDRESS: 5401 SW 136 AVE FOLIO: 5040 34 01 0083 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 2/8 AT 1:10am - SECOND FALSE ALARM 5/29 AT 1:18pm 	STATUS: NOTICE OF VIOLATION ISSUED ON 9/15/2025. - FIRST FALSE ALARM 2/8 AT 1:10am - SECOND FALSE ALARM 5/29 AT 1:18pm -THIRD FALSE ALARM 11/20 AT 5:15pm
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		<p>- THIRD FALSE ALARM 11/20 AT 5:15pm</p>	<p>CIVIL VIOLATION NOTICE ISSUED ON 12/18/2025.</p> <p>PAID PRIOR TO HEARING</p>
4.2	CASE 2025-076	<p>OWNER(S): ARCHDIOCESE OF MIAMI EDWARD A. MCCARTHY H.S. ADDRESS: 5451 SW 124 AVE FOLIO: 5040 35 11 0010 VIOLATION(S): TSWR CODE SEC. 7-3(A) FALSE ALARMS IN EXCESS OF (2) TWO, SHALL BE DEEMED A PUBLIC NUISANCE.</p> <ul style="list-style-type: none"> - FIRST FALSE ALARM 2/9 AT 8:38am - SECOND FALSE ALARM 9/24 AT 5:33am - THIRD FALSE ALARM 11/19 AT 3:08AM 	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 11/05/2025.</p> <p>- FIRST FALSE ALARM 2/9 AT 8:38am - SECOND FALSE ALARM 9/24 AT 5:33am -THIRD FALSE ALARM 11/19 AT 3:08AM</p> <p>CIVIL VIOLATION NOTICE ISSUED ON 12/18/2025.</p> <p>PAID PRIOR TO HEARING</p>
4.3	CASE 2025-386	<p>OWNER(S): BENAVIDEZ, ANTHONY DAVID SILVA TORRES, KARINA E ADDRESS: 5731 SW 185 WAY FOLIO: 5039 36 01 0058 VIOLATION(S): TSWR CODE SEC. 7-3(A) FALSE ALARMS IN EXCESS OF (2) TWO, SHALL BE DEEMED A PUBLIC NUISANCE.</p> <ul style="list-style-type: none"> - FIRST FALSE ALARM 7/18 AT 8:34am - SECOND FALSE ALARM 10/12 AT 12:53pm - THIRD FALSE ALARM 11/09 AT 12:03pm 	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 11/07/2025.</p> <p>- FIRST FALSE ALARM 7/18 AT 8:34am - SECOND FALSE ALARM 10/12 AT 12:53pm -THIRD FALSE ALARM 11/09 AT 12:03pm</p> <p>CIVIL VIOLATION NOTICE ISSUED ON 12/17/2025.</p> <p>FOUND IN VIOLATION: FINAL ORDER IMPOSING \$50 FOR THIRD FALSE ALARM VIOLATION. \$150 ADMINISTRATIVE COSTS.</p>

4.4	CASE 2025-494	OWNER(S): VEGA, CARLOS A MARTIN ADDRESS: 5150 SW 192 TER FOLIO: 5039 36 11 0100 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 9/16 AT 11:25pm - SECOND FALSE ALARM 11/10 AT 10:35pm - THIRD FALSE ALARM 11/18 AT 7:39pm 	STATUS: NOTICE OF VIOLATION ISSUED ON 12/16/2025. - FIRST FALSE ALARM 9/16 AT 11:25pm - SECOND FALSE ALARM 11/10 AT 10:35pm -THIRD FALSE ALARM 11/18 AT 7:39pm CIVIL VIOLATION NOTICE ISSUED ON 12/17/2025. FOUND IN VIOLATION: FINAL ORDER IMPOSING \$50 FOR THIRD FALSE ALARM VIOLATION. \$150 ADMINISTRATIVE COSTS.
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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).