

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
April 7th, 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 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. 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 OF AT LEAST FIFTY (50) FEET. CONTAINER LOCATED ON THE EAST SIDE OF THE PROPERTY DOES NOT MEET THE REQUIRED SETBACK. 	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.
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			AMENDED FINAL ORDER: GIVEN UNTIL APRIL 6TH TO COMPLY OR APPEAR AT THE APRIL 7TH HEARING.
2.2	CASE 2025-447	OWNER(S): M & J INVESTMENT OF MIAMI INC ADDRESS: 5350 SW 210 TER FOLIO: 5039 34 01 0301 VIOLATION(S): TSWR CODE SEC. 005-080(A) WORK WITHOUT PERMIT, FILLING ON PROPERTY WITHOUT APPROVAL OR PERMIT.	STATUS: NOTICE OF VIOLATION ISSUED ON 10/03/2025. NOTICE OF HEARING ISSUED ON 02/11/2026 TO APPEAR ON 03/03/2026 FOR HEARING. FOUND IN VIOLATION: FINAL ORDER GIVING UNTIL 04/06/2026 TO COMPLY OR APPEAR AT THE 04/07/2026 HEARING. IF NOT IN COMPLIANCE, \$150 A DAY FINE THEREAFTER UNTIL COMPLIANCE IS MET. \$150 ADMINISTRATIVE COSTS.

3. NEW CASES

3.1	CASE 2026-017	OWNER(S): EL TATA 1 LLC ADDRESS: 14402 STIRLING RD FOLIO: 5140 03 01 0052 VIOLATION(S): TSWR CODE SEC. 005-080 (A) WORK WITHOUT PERMIT, FILLING ON PROPERTY WITHOUT APPROVAL OR PERMIT.	STATUS: NOTICE OF VIOLATION ISSUED ON 01/21/2026. NOTICE OF HEARING ISSUED ON 03/12/2026 TO APPEAR ON 04/07/2026 FOR HEARING.
3.2	CASE 2026-018	OWNER(S): EQUILUX SHOW STABLES INC ADDRESS: 15721 SW 51 MNR FOLIO: 5040 33 09 0020 VIOLATION(S): TSWR CODE SEC. 9-3, 9-4 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.	STATUS: NOTICE OF VIOLATION ISSUED ON 01/21/2026. NOTICE OF HEARING ISSUED ON 03/20/2026 TO APPEAR ON 04/07/2026 FOR HEARING.
3.3	CASE 2026-021	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, ERECTED TENT ON PROPERTY WITHOUT PERMIT.	STATUS: NOTICE OF VIOLATION ISSUED ON 01/23/2026. NOTICE OF HEARING ISSUED ON 03/06/2026 TO APPEAR ON 04/07/2026 FOR HEARING.

3.4	CASE 2026-049	OWNER(S): YABRA LLC ADDRESS: 5200 SW 210 TER FOLIO: 5039 34 01 0150 VIOLATION(S): TSWR CODE SEC. 005-080 (A) WORK WITHOUT PERMIT, FILLING/GRADING ON PROPERTY WITHOUT APPROVAL OR PERMIT.	STATUS: NOTICE OF VIOLATION ISSUED ON 02/24/2026. NOTICE OF HEARING ISSUED ON 03/26/2026 TO APPEAR ON 04/07/2026 FOR HEARING.
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- 4. CITATIONS
- 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).