

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

May 5th, 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 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.
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			AMENDED FINAL ORDER: GIVEN UNTIL APRIL 6TH TO COMPLY OR APPEAR AT THE APRIL 7TH HEARING. AMENDED FINAL ORDER: GIVEN UNTIL AUGUST 3RD TO COMPLY OR APPEAR AT THE AUGUST 4TH 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. COMPLIED PRIOR TO HEARING
2.3	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. FOUND IN VIOLATION: FINAL ORDER GIVING UNTIL 05/04/2026 TO COMPLY OR APPEAR AT THE 05/05/2026 HEARING. IF NOT IN COMPLIANCE, \$150 A DAY FINE THEREAFTER UNTIL COMPLIANCE IS MET. ADMINISTRATIVE COSTS WAIVED.

			AMENDED FINAL ORDER: GIVEN UNTIL AUGUST 3RD TO COMPLY OR APPEAR AT THE AUGUST 4TH HEARING.
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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. FOUND IN VIOLATION: FINAL ORDER GIVING UNTIL 06/01/2026 TO COMPLY OR APPEAR AT THE 06/02/2026 HEARING. IF NOT IN COMPLIANCE, \$150 A DAY FINE THEREAFTER UNTIL COMPLIANCE IS MET. \$150 ADMINISTRATIVE COST WAIVED.
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. FOUND IN VIOLATION: FINAL ORDER – FINDING OF FACT; IF NOT IN COMPLIANCE, \$250 PER INCIDENT UNTIL COMPLIANCE IS MET. \$150 ADMINISTRATIVE COST.
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.

			FOUND IN VIOLATION: FINAL ORDER GIVING UNTIL 05/15/2026 TO REMOVE THE STRUCTURE. IF NOT IN COMPLIANCE, \$250 A DAY FINE THEREAFTER UNTIL COMPLIANCE IS MET. \$150 ADMINISTRATIVE COST WAIVED.
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. FOUND IN VIOLATION: FINAL ORDER GIVING UNTIL 06/01/2026 TO COMPLY OR APPEAR AT THE 06/02/2026 HEARING. IF NOT IN COMPLIANCE, \$150 A DAY FINE THEREAFTER UNTIL COMPLIANCE IS MET. \$150 ADMINISTRATIVE COST WAIVED.
3.5	CASE 2026-056	OWNER(S): SUAREZ, JIMMY OLMEDO ADDRESS: 16360 STIRLING RD FOLIO: 5040 32 05 0060 VIOLATION(S): TSWR CODE SEC. 005-080 (A) WORK WITHOUT PERMIT, FILLING ON PROPERTY WITHOUT APPROVAL OR PERMIT.	STATUS: NOTICE OF VIOLATION ISSUED ON 03/04/2026. NOTICE OF HEARING ISSUED ON 04/02/2026 TO APPEAR ON 05/05/2026 FOR HEARING. COMPLIED PRIOR TO HEARING
3.6	CASE 2026-088	OWNER(S): COOK III, JAMES EDWIN ADDRESS: 17819 SW 58 ST FOLIO: 5040 31 10 0090 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 03/24/2026. NOTICE OF HEARING ISSUED ON 04/21/2026 TO APPEAR ON 05/05/2026 FOR HEARING. FOUND IN VIOLATION: FINAL ORDER – FINDING OF FACT; IF INCIDENT REPEATS, \$500 PER INCIDENT. \$150 ADMINISTRATIVE COST WAIVED.

3.7	CASE 2026-111	OWNER(S): SUN, RONGJIE ADDRESS: 5601 SW 210 TERRACE FOLIO: 5039 34 01 0611 VIOLATION(S): TSWR SEC 045-030(C)(1)(3), SEC.045-050, 045-060 1) VEHICLES MAY BE PARKED OR STORED ONLY AS AN ACCESSORY USE TO A PERMANENT DWELLING. STORAGE OF VEHICLES AND EQUIPMENT FOR PERMITTED AGRICULTURAL OR EQUESTRIAN USE IS ALLOWED ON THE PROPERTY IF REGISTERED TO THE OWNER OR LESSEE. 2) UNAUTHORIZED USE OF THE PROPERTY.OPERATING A COMMERCIAL ACTIVITY FROM THE PROPERTY.	STATUS: NOTICE OF VIOLATION ISSUED ON 04/08/2026. NOTICE OF HEARING ISSUED ON 04/24/2026 TO APPEAR ON 05/05/2026 FOR HEARING. ORDER OF CONTINUANCE TO APPEAR ON 06/02/2026 FOR HEARING.
3.8	CASE 2026-112	OWNER(S): LINDSAY'S GOAT PLAYGROUND LLC ADDRESS: 5400 SW 162 AVE FOLIO: 5040 32 01 0012 VIOLATION(S): TSWR CODE 045-030 (C) (1), (4) (a) 1) STORAGE OF COMMERCIAL VEHICLES EXCEEDING (2) 2) ALL VEHICLES AND EQUIPMENT PARKED OR STORED MUST BE REGISTERED TO A PERMANENT, FULL-TIME RESIDENT OF THE PREMISES.	STATUS: NOTICE OF VIOLATION ISSUED ON 04/09/2026. NOTICE OF HEARING ISSUED ON 04/24/2026 TO APPEAR ON 05/05/2026 FOR HEARING. FOUND IN VIOLATION: FINAL ORDER – FINDING OF FACT; IF INCIDENT REPEATS, \$250 PER VIOLATION PER DAY. \$150 ADMINISTRATIVE COST WAIVED.

4. CITATIONS
5. RE-HEARINGS
6. FORECLOSURE REQUESTS
7. REPEAT VIOLATION

7.1	CASE 2022-273	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)	STATUS: WARNING NOTICE OF VIOLATION ISSUED ON 07/18/2022. CIVIL NOTICE OF VIOLATION ISSUED ON 04/21/2023. CIVIL NOTICE OF VIOLATION ISSUED ON 07/31/2023. \$500.00 CIVIL NOTICE OF VIOLATION ISSUED ON 08/01/2023. \$500.00
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			ORDER OF CONTINUANCE TO APPEAR ON 11/07/2023 FOR HEARING. CITATION #2 WAS DIMISSED. CITATION# 3 WAS FOUND IN VIOLATION. FINE OF \$500.00 IMPOSED \$150.00 ADMINISTRATIVE COST. NOTICE OF HEARING ISSUED ON 12/30/2025 TO APPEAR ON 02/03/2026 FOR HEARING. FOUND IN VIOLATION: GIVEN 30 DAYS TO PAY \$4,000.00 FOR THE EIGHT DAYS THE PROPERTY WAS IN VIOLATION. NOTICE OF HEARING ISSUED ON 04/22/2026 TO APPEAR ON 05/05/2026 FOR HEARING. ORDER OF CONTINUANCE TO APPEAR ON 06/02/2026 FOR HEARING.
7.2	CASE 2025-556	OWNER(S): FORAGES LLC ADDRESS: 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. FOUND IN VIOLATION: FINAL ORDER GIVING UNTIL 02/13/2026 TO COMPLY OR APPEAR AT THE 03/03/2026 HEARING. IF NOT IN COMPLIANCE, \$250 A DAY FINE THEREAFTER UNTIL COMPLIANCE IS MET. \$150 ADMINISTRATIVE COSTS. COMPLIANCE ACHIEVED 02/23/2026 ORDER IMPOSING 9 DAYS IN VIOLATION (\$2,250.00) \$150 ADMINISTRATIVE COSTS. NOTICE OF HEARING ISSUED ON 04/21/2026 TO APPEAR ON 05/05/2026 FOR HEARING.

			ORDER IMPOSING FOUND IN VIOLATION AS OF 04/23/2026. \$500 FINE PER DAY IMPOSED UNTIL COMPLIANCE IS MET.
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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).