

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
June 18th, 2026
9:00 A.M

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

3.1	CASE 2025-448	<p>OWNER(S): AZURE PROPERTY HOLDING LLC ADDRESS: 14401 SUNSET LN FOLIO: 5140 03 01 0053 VIOLATION(S): TSWR CODE SEC. 035-080 (D)(4), 9-3, 9-4 AN ASSEMBLY WITH AMPLIFIED NOISE MAY ONLY OCCUR UPON THE PROPER ISSUANCE OF A PERMIT BY THE TOWN. 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.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 10/03/2025.</p> <p>NOTICE OF HEARING ISSUED ON 05/21/2026 TO APPEAR ON 06/02/2026 FOR HEARING.</p> <p>NOTICE OF HEARING ISSUED ON 05/28/2026 TO APPEAR ON 06/18/2026 FOR HEARING.</p>
3.2	CASE 2026-135	<p>OWNER(S): AZURE PROPERTY HOLDING LLC ADDRESS: 14401 SUNSET LN FOLIO: 5140 03 01 0053 VIOLATION(S): TSWR CODE SEC. 045-030 (3)(a) IT IS UNLAWFUL FOR A PROPERTY TO BE UTILIZED AS A VACATION RENTAL WITHIN THE TOWN UNLESS THE PROPERTY HAS BEEN REGISTERED AND ISSUED A CERTIFICATE OF COMPLIANCE BY THE TOWN.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 05/21/2026.</p> <p>NOTICE OF HEARING ISSUED ON 06/01/2026 TO APPEAR ON 06/18/2026 FOR HEARING.</p>
3.3	CASE 2026-138	<p>OWNER(S): AZURE PROPERTY HOLDING LLC ADDRESS: 14401 SUNSET LN FOLIO: 5140 03 01 0053 VIOLATION(S): TSWR CODE SEC. 015-160, F.S. CH. 791 IT SHALL BE UNLAWFUL FOR ANY PERSON OR ENTITY TO SELL, DISPLAY, USE, OR EXPLODE FIREWORKS WITHIN THE TOWN OF SOUTHWEST RANCHES EXCEPT AS PERMITTED BY F.S. CH. 791, AS AMENDED. (INCIDENT ON 5/23/2026)</p>	<p>STATUS: NOTICE OF HEARING ISSUED ON 05/28/2026 TO APPEAR ON 06/18/2026 FOR HEARING.</p>

4. CITATIONS
5. RE-HEARINGS
6. FORECLOSURE REQUESTS

7. REPEAT VIOLATION

<p>7.1</p>	<p>CASE 2019-057</p>	<p>OWNER(S): SPASIC, ZORAN DELGADO SPASIC, YARA ADDRESS: 14571 MUSTANG TRL FOLIO: 5140 03 10 0010 VIOLATION(S): TSWR CODE SEC. 095-030 (C), 095-040(A) OUTDOOR LIGHTING RESULTING IN GLARE ONTO ADJACENT PROPERTIES OR STREETS. THE OVERSPILL OF LIGHT ORIGINATING FROM ANY PLOT SHALL NOT EXCEED ONE-TENTH (0.1) HORIZONTAL FOOTCANDLE MEASURED AT GRADE LEVEL AT PROPERTY LINE. THE OVERSPILL WAS LOCATED AT THE FRONT PROPERTY MEASURING AT 0.45 FOOTCANDLES.</p>	<p>STATUS: NOTICE OF HEARING ISSUED ON 07/20/2020 TO APPEAR ON 08/04/2020 FOR HEARING.</p> <p>FOUND IN VIOLATION. ANY FUTURE VIOLATIONS OF TSWR-ULDC SEC(S) 095-030(C) BY THE RESPONDENT, THE ASSESSMENT OF AN ADMINISTRATIVE FINE OF \$250.00 PER DAY AND THE IMPOSITION OF A LIEN FOR EACH DAY SUCH VIOLATION EXISTS SHALL OCCUR.</p> <p>NOTICE OF HEARING ISSUED ON 03/21/2023 TO APPEAR ON 04/04/2023 FOR HEARING.</p> <ol style="list-style-type: none"> 1. 3.5.2023 Lights 2. 3.6.2023 Lights 3. 3.16.2023 Lights 4. 3.17.2023 Lights 5. 3.18.2023 Lights 6. 3.20.2023 Lights <p>FOUND IN VIOLATION; A FINE IN THE AMOUNT OF \$10,000.00 PER VIOLATION IS IMPOSED TOTAL OF X6= \$60,000.00. \$150.00 ADMINISTRATIVE COST</p> <p>NOTICE OF HEARING ISSUED ON 12/26/2023 TO APPEAR ON 02/06/2024 FOR HEARING.</p> <p>FINE OF \$10,000.00 WAS IMPOSED. ADMINISTRATIVE FEE OF \$150.00 WAS ORDERED.</p> <p>NOTICE OF HEARING ISSUED ON 05/19/2026 TO APPEAR ON 06/02/2026 FOR HEARING.</p> <p>NOTICE OF HEARING ISSUED ON 05/28/2026 TO APPEAR ON 06/18/2026 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).