

Town of Southwest Ranches
Code Compliance Division
13400 Griffin Road
Southwest Ranches, FL 33330
Phone (954) 434-0008
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SPECIAL MAGISTRATE AGENDA

June 2nd, 2026

9:00 A.M

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

2.1	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. AMENDED FINAL ORDER: GIVEN UNTIL JULY 6TH TO COMPLY OR APPEAR AT THE JULY 7TH HEARING.
2.2	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.

			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 2025-557	OWNER(S): TOP QUALITY HOMES DEVELOPMENT LLC ADDRESS: 5140 SW 208 LN FOLIO: 5039 34 01 0332 VIOLATION(S): TSWR SEC.045-050, 045-060, SEC. 045-030(C)(1) 1) PROHIBITED USE OF THE PROPERTY; OPERATING A FOOD SERVICE BUSINESS (FOOD TRUCK/RESTAURANT) ON PROPERTY. 2) PROHIBITED USE OF THE PROPERTY; OPERATING A SOCCER TRAINING CAMP FROM PROPERTY. 3) 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 12/18/2025. NOTICE OF HEARING ISSUED ON 05/14/2026 TO APPEAR ON 06/02/2026 FOR HEARING. CONFLICT OF INTEREST WILL BE RESCHEDULED WITH A DIFFERENT MAGISTRATE.
3.2	CASE 2026-003	OWNER(S): ALVAREZ, STEVEN & ISABEL ADDRESS: 5350 SW 198 TER FOLIO: 5039 35 08 0191 VIOLATION(S): TSWR CODE SEC. 005-080 (A) WORK WITHOUT PERMIT, FILLING ON PROPERTY WITHOUT APPROVAL OR PERMIT.	STATUS: NOTICE OF VIOLATION ISSUED ON 01/09/2026. NOTICE OF HEARING ISSUED ON 05/14/2026 TO APPEAR ON 06/02/2026 FOR HEARING. FOUND IN VIOLATION: FINAL ORDER GIVING UNTIL 07/06/2026 TO COMPLY OR APPEAR AT THE 07/07/2026 HEARING. IF NOT IN COMPLIANCE, \$150 A DAY FINE THEREAFTER UNTIL COMPLIANCE IS MET. \$150 ADMINISTRATIVE COST.
3.3	CASE 2026-007	OWNER(S): HERNANDEZ, MANUEL & GISELA ADDRESS: 4911 SW 201 TER FOLIO: 5039 35 05 0130 VIOLATION(S): TSWR. CODE SEC. 020-030 (A) RUNOFF OF STORMWATER ONTO ADJACENT PROPERTIES CONTRIBUTING TO FLOODING CONDITIONS WHICH INTERFERE WITH THE ENJOYMENT OF PROPERTY CAUSED BY FAILURE TO MEET DRAINAGE REQUIREMENTS.	STATUS: NOTICE OF VIOLATION ISSUED ON 01/15/2026. NOTICE OF HEARING ISSUED ON 05/14/2026 TO APPEAR ON 06/02/2026 FOR HEARING. COMPLIED PRIOR TO HEARING.

3.4	CASE 2026-027	OWNER(S): RUBIO, FRIDA LILIANA ADDRESS: 17601 SW 65 CT FOLIO: 5140 06 01 0211 VIOLATION(S): TSWR CODE SEC. 005-080 (A), 045-030(C)(1)(4)(a) 1) WORK WITHOUT PERMIT, FILLING ON PROPERTY WITHOUT APPROVAL OR PERMIT. 2) ALL VEHICLES AND EQUIPMENT PARKED OR STORED MUST BE REGISTERED TO A PERMANENT, FULL-TIME RESIDENT OF THE PREMISES. 3) STORAGE OF COMMERCIAL VEHICLES EXCEEDING (1).	STATUS: NOTICE OF VIOLATION ISSUED ON 02/10/2026. NOTICE OF HEARING ISSUED ON 05/14/2026 TO APPEAR ON 06/02/2026 FOR HEARING. FOUND IN VIOLATION: FINAL ORDER GIVING UNTIL 07/06/2026 TO COMPLY OR APPEAR AT THE 07/07/2026 HEARING. IF NOT IN COMPLIANCE, \$150 A DAY FINE THEREAFTER UNTIL COMPLIANCE IS MET. \$150 ADMINISTRATIVE COST WAIVED.
3.5	CASE 2026-048	OWNER(S): VICTOR, SERGE & KELLY ADDRESS: 12850 HUNTERS PT FOLIO: 5140 02 08 0019 VIOLATION(S): TSWR CODE SEC. 005-080 (A) 1) WORK WITHOUT PERMIT, CONSTRUCTED A DRIVEWAY WITHOUT OBTAINING A PERMIT. 2) WORK WITHOUT A PERMIT, CONSTRUCTED A TENNIS COURT WITHOUT OBTAINING A PERMIT. 3) CONSTRUCTED ADDITIONAL DRIVEWAY PAVEMENT NEAR THE PROPERTY LINE WITHOUT OBTAINING A PERMIT.	STATUS: NOTICE OF VIOLATION ISSUED ON 02/24/2026. NOTICE OF HEARING ISSUED ON 05/14/2026 TO APPEAR ON 06/02/2026 FOR HEARING. FOUND IN VIOLATION: FINAL ORDER GIVING UNTIL 07/06/2026 TO COMPLY OR APPEAR AT THE 07/07/2026 HEARING. IF NOT IN COMPLIANCE, \$150 A DAY FINE THEREAFTER UNTIL COMPLIANCE IS MET. \$150 ADMINISTRATIVE COST WAIVED.
3.6	CASE 2026-090	OWNER(S): ILIAT LLC ADDRESS: 17301 SW 52 COURT FOLIO: 5040 31 01 0054 VIOLATION(S): TSWR CODE SEC. 005-080 (A) 1) WORK WITHOUT PERMIT, FILLING ON PROPERTY WITHOUT APPROVAL OR PERMIT. 2) BUILT NEW WALKWAY ON PROPERTY WITHOUT APPROVAL OR PERMIT.	STATUS: NOTICE OF VIOLATION ISSUED ON 03/24/2026. NOTICE OF HEARING ISSUED ON 05/19/2026 TO APPEAR ON 06/02/2026 FOR HEARING. FOUND IN VIOLATION: FINAL ORDER GIVEN FIFTEEN DAYS TO OBTAIN A PERMIT. GIVEN SIXTY DAYS TO CLOSE A PERMIT. IF NOT IN COMPLIANCE, \$250 A DAY FINE THEREAFTER UNTIL COMPLIANCE IS MET. \$150 ADMINISTRATIVE COST WAIVED.

3.7	CASE 2026-091	OWNER(S): DIAZ, CARLOS ANTONIO DIAZ FAMILY REV TR ETAL ADDRESS: 17802 SW 54 ST FOLIO: 5040 31 09 0010 VIOLATION(S): TSWR CODE SEC. 045-030 (C)(1), (5)(c), (4)(a) 1) ALL VEHICLES AND EQUIPMENT PARKED OR STORED MUST BE REGISTERED TO A PERMANENT, FULL-TIME RESIDENT OF THE PREMISES. 2) RECREATIONAL VEHICLES MUST BE OWNED OR LEASED BY A PERMANENT, FULL-TIME RESIDENT OF THE PREMISES. 3) STORAGE OF COMMERCIAL VEHICLES EXCEEDING (2).	STATUS: NOTICE OF VIOLATION ISSUED ON 04/22/2026. NOTICE OF HEARING ISSUED ON 05/13/2026 TO APPEAR ON 06/02/2026 FOR HEARING. FOUND IN VIOLATION: FINAL ORDER GIVING UNTIL 06/12/2026 TO COMPLY OR APPEAR AT THE 07/07/2026 HEARING. IF NOT IN COMPLIANCE, \$150 A DAY FINE THEREAFTER UNTIL COMPLIANCE IS MET. \$150 ADMINISTRATIVE COST WAIVED.
3.8	CASE 2026-093	OWNER(S): VILLEGAS, ANDRES ALBERTO ADDRESS: 5770 SW 195 TER FOLIO: 5039 36 07 0340 VIOLATION(S): TSWR CODE SEC. 005-080 (A) 1) WORK WITHOUT PERMIT, INSTALLATION OF A FENCE WITHOUT APPROVAL OR PERMIT. 2) FILLING OR GRADING WITHOUT APPROVAL OR PERMIT.	STATUS: NOTICE OF VIOLATION ISSUED ON 03/31/2026. NOTICE OF HEARING ISSUED ON 05/13/2026 TO APPEAR ON 06/02/2026 FOR HEARING. FOUND IN VIOLATION: FINAL ORDER GIVING UNTIL 07/06/2026 TO COMPLY OR APPEAR AT THE 07/07/2026 HEARING. IF NOT IN COMPLIANCE, \$150 A DAY FINE THEREAFTER UNTIL COMPLIANCE IS MET. \$150 ADMINISTRATIVE COST WAIVED.
3.9	CASE 2026-095	OWNER(S): ALVAREZ, CARLOS QUIROGA, MARIA T ADDRESS: SW 198 TER FOLIO: 5039 35 08 0011 VIOLATION(S): TSWR CODE SEC. 005-080 (A) WORK WITHOUT PERMIT, INSTALLATION OF FENCE ON PROPERTY WITHOUT APPROVAL OR PERMIT.	STATUS: NOTICE OF VIOLATION ISSUED ON 03/31/2026. NOTICE OF HEARING ISSUED ON 05/19/2026 TO APPEAR ON 06/02/2026 FOR HEARING. FOUND IN VIOLATION: FINAL ORDER GIVING UNTIL 07/06/2026 TO COMPLY OR APPEAR AT THE 07/07/2026 HEARING. IF NOT IN COMPLIANCE, \$150 A DAY FINE THEREAFTER UNTIL COMPLIANCE IS MET. \$150 ADMINISTRATIVE COST.

3.10	CASE 2026-096	OWNER(S): FRANCIS, YENDE ADDRESS: 5204 SW 198 TER FOLIO: 5039 35 08 0150 VIOLATION(S): TSWR CODE SEC. 045-030 (C)(5)(B)(H)(1) RECREATIONAL VEHICLES SHALL NOT BE USED FOR LIVING PURPOSES. ONE MOBILE HOME ALLOWED FOR UP TO ONE YEAR AS TEMPORARY HOUSING DURING CONSTRUCTION. PERMIT WAS ISSUED IN 2023.	STATUS: NOTICE OF VIOLATION ISSUED ON 04/01/2026. NOTICE OF HEARING ISSUED ON 05/19/2026 TO APPEAR ON 06/02/2026 FOR HEARING. FOUND IN VIOLATION: FINAL ORDER GIVEN TEN DAYS TO COMPLY OR APPEAR AT THE 07/07/2026 HEARING. IF NOT IN COMPLIANCE, \$150 A DAY FINE THEREAFTER UNTIL COMPLIANCE IS MET. \$150 ADMINISTRATIVE COST.
3.11	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. COMPLIED PRIOR TO HEARING	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. FOUND IN VIOLATION: FINAL ORDER GIVING UNTIL 07/06/2026 TO COMPLY OR APPEAR AT THE 07/07/2026 HEARING. IF NOT IN COMPLIANCE, \$150 A DAY FINE THEREAFTER UNTIL COMPLIANCE IS MET. \$150 ADMINISTRATIVE COST. FINDING OF FACT FOR THE SECOND VIOLATION.

4. CITATIONS

4.1	CASE 2026-030	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA INC ADDRESS: 20850 GRIFFIN RD FOLIO: 5039 27 03 0010 VIOLATION(S): TSWR CODE SEC. 7-3(A) FALSE ALARMS IN EXCESS OF (2) TWO, SHALL BE DEEMED A PUBLIC NUISANCE. - FIRST FALSE ALARM 1/1 AT 1:44am - SECOND FALSE ALARM 3/12 AT 10:23pm - THIRD FALSE ALARM 4/6 AT 8:03pm	STATUS: NOTICE OF VIOLATION ISSUED ON 04/01/2026. - FIRST FALSE ALARM 1/1 AT 1:44am - SECOND FALSE ALARM 3/12 AT 10:23pm - THIRD FALSE ALARM 4/6 AT 8:03pm CIVIL NOTICE OF VIOLATION ISSUED ON 05/14/2026.
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			PAID PRIOR TO HEARING.
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- 5. RE-HEARINGS
- 6. FORECLOSURE REQUESTS
- 7. REPEAT VIOLATION

7.1	CASE 2019-057	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.	STATUS: NOTICE OF HEARING ISSUED ON 07/20/2020 TO APPEAR ON 08/04/2020 FOR HEARING. 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. NOTICE OF HEARING ISSUED ON 03/21/2023 TO APPEAR ON 04/04/2023 FOR HEARING. 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 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 NOTICE OF HEARING ISSUED ON 12/26/2023 TO APPEAR ON 02/06/2024 FOR HEARING. FINE OF \$10,000.00 WAS IMPOSED. ADMINISTRATIVE FEE OF \$150.00 WAS ORDERED. NOTICE OF HEARING ISSUED ON 05/19/2026 TO APPEAR ON 06/02/2026 FOR HEARING.
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			RESCHEDULED WITH A DIFFERENT MAGISTRATE.
7.2	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 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. FOUND IN VIOLATION: ORDERED TO PAY \$250.00.

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).