

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**

**July 7<sup>th</sup>, 2026**

**9:00 A.M**

**1. CALL SESSION TO ORDER**

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

|            |                          |                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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| <b>2.1</b> | <b>CASE<br/>2026-003</b> | <b>OWNER(S):</b> ALVAREZ, STEVEN & ISABEL<br><b>ADDRESS:</b> 5350 SW 198 TER<br><b>FOLIO:</b> 5039 35 08 0191<br><b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080 (A)</b><br>WORK WITHOUT PERMIT, FILLING ON PROPERTY<br>WITHOUT APPROVAL OR PERMIT. | <b>STATUS:</b><br>NOTICE OF VIOLATION ISSUED<br>ON 01/09/2026.<br><br>NOTICE OF HEARING ISSUED ON<br>05/14/2026 TO APPEAR ON<br>06/02/2026 FOR HEARING.<br><br>FOUND IN VIOLATION:<br>FINAL ORDER GIVING UNTIL<br>07/06/2026 TO COMPLY OR<br>APPEAR AT THE 07/07/2026<br>HEARING. IF NOT IN<br>COMPLIANCE, \$150 A DAY FINE<br>THEREAFTER UNTIL<br>COMPLIANCE IS MET.<br>\$150 ADMINISTRATIVE COST.                                                                                                                  |
| <b>2.2</b> | <b>CASE<br/>2026-017</b> | <b>OWNER(S):</b> EL TATA 1 LLC<br><b>ADDRESS:</b> 14402 STIRLING RD<br><b>FOLIO:</b> 5140 03 01 0052<br><b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080 (A)</b><br>WORK WITHOUT PERMIT, FILLING ON PROPERTY<br>WITHOUT APPROVAL OR PERMIT.          | <b>STATUS:</b><br>NOTICE OF VIOLATION ISSUED<br>ON 01/21/2026.<br><br>NOTICE OF HEARING ISSUED ON<br>03/12/2026 TO APPEAR ON<br>04/07/2026 FOR HEARING.<br><br>FOUND IN VIOLATION:<br>FINAL ORDER GIVING UNTIL<br>06/01/2026 TO COMPLY OR<br>APPEAR AT THE 06/02/2026<br>HEARING. IF NOT IN<br>COMPLIANCE, \$150 A DAY FINE<br>THEREAFTER UNTIL<br>COMPLIANCE IS MET.<br>\$150 ADMINISTRATIVE COST<br>WAIVED.<br><br>AMENDED FINAL ORDER:<br>GIVEN UNTIL JULY 6TH TO<br>COMPLY OR APPEAR AT THE<br>JULY 7TH HEARING. |

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| 2.3 | <b>CASE<br/>2026-027</b> | <b>OWNER(S):</b> RUBIO, FRIDA LILIANA<br><b>ADDRESS:</b> 17601 SW 65 CT<br><b>FOLIO:</b> 5140 06 01 0211<br><b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080 (A), 045-030(C)(1)(4)(a)</b><br><br>1) WORK WITHOUT PERMIT, FILLING ON PROPERTY WITHOUT APPROVAL OR PERMIT.<br>2) ALL VEHICLES AND EQUIPMENT PARKED OR STORED MUST BE REGISTERED TO A PERMANENT, FULL-TIME RESIDENT OF THE PREMISES.<br>3) STORAGE OF COMMERCIAL VEHICLES EXCEEDING (1). | <b>STATUS:</b><br>NOTICE OF VIOLATION ISSUED ON 02/10/2026.<br><br>NOTICE OF HEARING ISSUED ON 05/14/2026 TO APPEAR ON 06/02/2026 FOR HEARING.<br><br>FOUND IN VIOLATION:<br>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.<br>\$150 ADMINISTRATIVE COST WAIVED.     |
| 2.4 | <b>CASE<br/>2026-048</b> | <b>OWNER(S):</b> VICTOR, SERGE & KELLY<br><b>ADDRESS:</b> 12850 HUNTERS PT<br><b>FOLIO:</b> 5140 02 08 0019<br><b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080 (A)</b><br><br>1) WORK WITHOUT PERMIT, CONSTRUCTED A DRIVEWAY WITHOUT OBTAINING A PERMIT.<br>2) WORK WITHOUT A PERMIT, CONSTRUCTED A TENNIS COURT WITHOUT OBTAINING A PERMIT.<br>3) CONSTRUCTED ADDITIONAL DRIVEWAY PAVEMENT NEAR THE PROPERTY LINE WITHOUT OBTAINING A PERMIT.       | <b>STATUS:</b><br>NOTICE OF VIOLATION ISSUED ON 02/24/2026.<br><br>NOTICE OF HEARING ISSUED ON 05/14/2026 TO APPEAR ON 06/02/2026 FOR HEARING.<br><br>FOUND IN VIOLATION:<br>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.<br>\$150 ADMINISTRATIVE COST WAIVED.     |
| 2.5 | <b>CASE<br/>2026-090</b> | <b>OWNER(S):</b> ILIAT LLC<br><b>ADDRESS:</b> 17301 SW 52 COURT<br><b>FOLIO:</b> 5040 31 01 0054<br><b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080 (A)</b><br><br>1) WORK WITHOUT PERMIT, FILLING ON PROPERTY WITHOUT APPROVAL OR PERMIT.<br>2) BUILT NEW WALKWAY ON PROPERTY WITHOUT APPROVAL OR PERMIT.                                                                                                                                           | <b>STATUS:</b><br>NOTICE OF VIOLATION ISSUED ON 03/24/2026.<br><br>NOTICE OF HEARING ISSUED ON 05/19/2026 TO APPEAR ON 06/02/2026 FOR HEARING.<br><br>FOUND IN VIOLATION:<br>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.<br>\$150 ADMINISTRATIVE COST WAIVED. |

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| 2.6 | <b>CASE<br/>2026-093</b> | <b>OWNER(S):</b> VILLEGAS, ANDRES ALBERTO<br><b>ADDRESS:</b> 5770 SW 195 TER<br><b>FOLIO:</b> 5039 36 07 0340<br><b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080 (A)</b><br><br>1) WORK WITHOUT PERMIT, INSTALLATION OF A FENCE WITHOUT APPROVAL OR PERMIT.<br><br>2) FILLING OR GRADING WITHOUT APPROVAL OR PERMIT.                                                                                                                                                                                                                                       | <b>STATUS:</b><br>NOTICE OF VIOLATION ISSUED ON 03/31/2026.<br><br>NOTICE OF HEARING ISSUED ON 05/13/2026 TO APPEAR ON 06/02/2026 FOR HEARING.<br><br>FOUND IN VIOLATION:<br>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.<br>\$150 ADMINISTRATIVE COST WAIVED.                             |
| 2.7 | <b>CASE<br/>2026-095</b> | <b>OWNER(S):</b> ALVAREZ, CARLOS QUIROGA, MARIA T<br><b>ADDRESS:</b> SW 198 TER<br><b>FOLIO:</b> 5039 35 08 0011<br><b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080 (A)</b><br>WORK WITHOUT PERMIT, INSTALLATION OF FENCE ON PROPERTY WITHOUT APPROVAL OR PERMIT.                                                                                                                                                                                                                                                                                          | <b>STATUS:</b><br>NOTICE OF VIOLATION ISSUED ON 03/31/2026.<br><br>NOTICE OF HEARING ISSUED ON 05/19/2026 TO APPEAR ON 06/02/2026 FOR HEARING.<br><br>FOUND IN VIOLATION:<br>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.<br>\$150 ADMINISTRATIVE COST.                                    |
| 2.8 | <b>CASE<br/>2026-111</b> | <b>OWNER(S):</b> SUN, RONGJIE<br><b>ADDRESS:</b> 5601 SW 210 TERRACE<br><b>FOLIO:</b> 5039 34 01 0611<br><b>VIOLATION(S):</b> <b>TSWR SEC 045-030(C)(1)(3), SEC.045-050, 045-060</b><br><br>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.<br><br>2) UNAUTHORIZED USE OF THE PROPERTY.OPERATING A COMMERCIAL ACTIVITY FROM THE PROPERTY. COMPLIED PRIOR TO HEARING | <b>STATUS:</b><br>NOTICE OF VIOLATION ISSUED ON 04/08/2026.<br><br>NOTICE OF HEARING ISSUED ON 04/24/2026 TO APPEAR ON 05/05/2026 FOR HEARING.<br><br>ORDER OF CONTINUANCE TO APPEAR ON 06/02/2026 FOR HEARING.<br><br>FOUND IN VIOLATION:<br>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. |

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|  |  |  | \$150 ADMINISTRATIVE COST.<br>FINDING OF FACT FOR THE<br>SECOND VIOLATION. |
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### 3. NEW CASES

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| 3.1 | <b>CASE<br/>2026-122</b> | <b>OWNER(S):</b> LUNN NURSERY & LANDSCAPING LLC<br><b>ADDRESS:</b> 6741 SW 185 WAY<br><b>FOLIO:</b> 5139 01 01 0342<br><b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080</b><br>WORK WITHOUT PERMITS, CLEARING,<br>FILLING/GRADING WITHOUT APPROVAL OR<br>PERMITS.                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>STATUS:</b><br>NOTICE OF VIOLATION ISSUED<br>ON 05/08/2026.<br><br>NOTICE OF HEARING ISSUED ON<br>06/08/2026 TO APPEAR ON<br>07/07/2026 FOR HEARING. |
| 3.2 | <b>CASE<br/>2026-163</b> | <b>OWNER(S):</b> SCHWARTZ, MARTHA RODRIGUEZ,<br>RAUL A<br><b>ADDRESS:</b> 5970 SW 172 AVE<br><b>FOLIO:</b> 5040 32 03 0025<br><b>VIOLATION(S):</b> <b>TSWR SEC. 3-3 (1)</b><br>DANGEROUS DOGS. A DANGEROUS DOG IS<br>DEFINED AS ANY DOG THAT HAS AGGRESSIVELY<br>BITTEN, ATTACKED, ENDANGERED OR INFLICTED<br>SEVERE INJURY ON A HUMAN BEING ON PUBLIC<br>OR PRIVATE PROPERTY. FL STATUTE 828.30 ALL<br>DOGS, CATS, AND FERRETS 4 MONTHS OF AGE AND<br>OLDER MUST BE VACCINATED BY A LICENSED<br>VETERINARIAN AGAINST RABIES WITH A VACCINE<br>THAT IS LICENSED BY THE U.S. DEPT. OF<br>AGRICULTURE FOR USE IN THOSE SPECIES, AND BE<br>REVACCINATED 12 MONTH AFTER INITIAL<br>VACCINE AND MAINTAINED. | <b>STATUS:</b><br>NOTICE OF HEARING ISSUED ON<br>06/22/2026 TO APPEAR ON<br>07/07/2026 FOR HEARING.                                                     |

### 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).