

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

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	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.	STATUS: NOTICE OF VIOLATION ISSUED ON 10/03/2025. NOTICE OF HEARING ISSUED ON 05/21/2026 TO APPEAR ON 06/02/2026 FOR HEARING. NOTICE OF HEARING ISSUED ON 05/28/2026 TO APPEAR ON 06/18/2026 FOR HEARING. FOUND IN VIOLATION: ORDERED TO PAY \$5,000.00 \$150 ADMINISTRATIVE FEE
3.2	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. FINAL ORDER OF CONTINUANCE AND RESCHEDULING SENT VIA MAIL ON 06/04/2026. NOTICE OF HEARING ISSUED ON 06/04/2026 TO APPEAR ON 06/18/2026 FOR HEARING. FOUND IN VIOLATION: VIOLATION #1 ORDER TO STOP OPERATIONS IMMEDIATELY. VIOLATION #2 CEASED – COMPLIANCE PENDING INSPECTION.

			VIOLATION #3 GIVEN UNTIL 08/31/2026 TO COMPLY OR APPEAR AT THE 09/01/2026 HEARING. FAILURE TO COMPLY WILL CONSTITUTE IN A FINE OF \$250 PER DAY UNTIL COMPLIANCE IS MET. \$150 ADMINISTRATIVE FEE WAIVED.
3.3	CASE 2026-124	OWNER(S): ATLAS INVESTMENTS LLC ADDRESS: 4680 SW 148 AVE FOLIO: 5040 27 01 0242 VIOLATION(S): TSWR SEC.045-050, 045-060 PROHIBITED USE OF THE PROPERTY; OPERATING A MOBILE FOOD SERVICE BUSINESS (LAZY COFFEE CO. FOOD TRUCK) ON PROPERTY.	STATUS: NOTICE OF VIOLATION ISSUED ON 05/14/2026. NOTICE OF HEARING ISSUED ON 06/04/2026 TO APPEAR ON 06/18/2026 FOR HEARING. ORDER OF CONTINUANCE TO APPEAR AT A SPECIAL MAGISTRATE HEARING.
3.4	CASE 2026-135	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.	STATUS: NOTICE OF VIOLATION ISSUED ON 05/21/2026. NOTICE OF HEARING ISSUED ON 06/01/2026 TO APPEAR ON 06/18/2026 FOR HEARING. FOUND IN VIOLATION: FINAL ORDER GIVING UNTIL 08/03/2026 TO COMPLY OR APPEAR AT THE 08/04/2026 HEARING. IF NOT IN COMPLIANCE, \$250 A DAY FINE THEREAFTER UNTIL COMPLIANCE IS MET. \$150 ADMINISTRATIVE COST WAIVED.
3.5	CASE 2026-138	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)	STATUS: NOTICE OF HEARING ISSUED ON 05/28/2026 TO APPEAR ON 06/18/2026 FOR HEARING. FOUND IN VIOLATION: ORDERED TO PAY \$5,000.00 \$150 ADMINISTRATIVE FEE

3.6	CASE 2026-145	OWNER(S): LAZY COFFEE LLC ADDRESS: 4680 SW 148 AVE FOLIO: 5040 27 01 0242 VIOLATION(S): TSWR SEC.045-050, 045-060 PROHIBITED USE OF THE PROPERTY; OPERATING A MOBILE FOOD SERVICE BUSINESS (LAZY COFFEE CO. FOOD TRUCK) ON PROPERTY.	NOTICE OF HEARING ISSUED ON 06/08/2026 TO APPEAR ON 06/18/2026 FOR HEARING. FOUND IN VIOLATION: GIVEN UNTIL 07/02/2026 TO COMPLY OR APPEAR THE NEXT SPECIAL MAGISTRATE HEARING. IF NOT IN COMPLIANCE, \$250 A DAY FINE THEREAFTER UNTIL COMPLIANCE IS MET. \$150 ADMINISTRATIVE COST.
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4. CITATIONS
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 STREEETS.	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
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			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. NOTICE OF HEARING ISSUED ON 05/28/2026 TO APPEAR ON 06/18/2026 FOR HEARING. FOUND IN VIOLATION: FINE DEFERRED FOR 60 DAYS PENDING INSPECTION. \$150 ADMINISTRATIVE FEE.
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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).