

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

July 7th, 2026

9:00 A.M

1. CALL SESSION TO ORDER

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

2.1	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. AMENDED FINAL ORDER: GIVEN UNTIL AUGUST 3RD TO COMPLY OR APPEAR AT THE AUGUST 4TH HEARING.
2.2	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.

			COMPLIED PRIOR TO HEARING
2.3	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. COMPLIED PRIOR TO HEARING
2.4	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. AMENDED FINAL ORDER: GIVEN UNTIL AUGUST 3RD TO COMPLY OR APPEAR AT THE AUGUST 4TH HEARING.
2.5	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. ORDER IMPOSED \$150 ADMINISTRATIVE COST
2.6	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. AMENDED FINAL ORDER: GIVEN UNTIL AUGUST 3RD TO COMPLY OR APPEAR AT THE AUGUST 4TH HEARING.
2.7	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. ORDER IMPOSED

2.8	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. AMENDED FINAL ORDER STIPULATED AGREEMENT TO BE SIGNED BY HOMEOWNER AND TOWN
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3. NEW CASES

3.1	CASE 2026-122	OWNER(S): LUNN NURSERY & LANDSCAPING LLC ADDRESS: 6741 SW 185 WAY FOLIO: 5139 01 01 0342 VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, CLEARING, FILLING/GRADING WITHOUT APPROVAL OR PERMITS.	STATUS: NOTICE OF VIOLATION ISSUED ON 05/08/2026. NOTICE OF HEARING ISSUED ON 06/08/2026 TO APPEAR ON 07/07/2026 FOR HEARING. FOUND IN VIOLATION: FINAL ORDER GIVING UNTIL 08/31/2026 TO COMPLY OR APPEAR AT THE 09/01/2026 HEARING. IF NOT IN COMPLIANCE, \$150 A DAY FINE THEREAFTER UNTIL COMPLIANCE IS MET. \$150 ADMINISTRATIVE COST WAIVED.
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3.2	CASE 2026-163	OWNER(S): SCHWARTZ, MARTHA RODRIGUEZ, RAUL A ADDRESS: 5970 SW 172 AVE FOLIO: 5040 32 03 0025 VIOLATION(S): TSWR SEC. 3-3 (1) DANGEROUS DOGS. A DANGEROUS DOG IS DEFINED AS ANY DOG THAT HAS AGGRESSIVELY BITTEN, ATTACKED, ENDANGERED OR INFLECTED SEVERE INJURY ON A HUMAN BEING ON PUBLIC OR PRIVATE PROPERTY. FL STATUTE 828.30 ALL DOGS, CATS, AND FERRETS 4 MONTHS OF AGE AND OLDER MUST BE VACCINATED BY A LICENSED VETERINARIAN AGAINST RABIES WITH A VACCINE THAT IS LICENSED BY THE U.S. DEPT. OF AGRICULTURE FOR USE IN THOSE SPECIES, AND BE REVACCINATED 12 MONTH AFTER INITIAL VACCINE AND MAINTAINED.	STATUS: NOTICE OF HEARING ISSUED ON 06/22/2026 TO APPEAR ON 07/07/2026 FOR HEARING. CASE CONTINUED
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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).