

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
September 1st, 2026
9:00 A.M

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

2.1	CASE 2025-525	OWNER(S): GODINEZ, ARTURO ADDRESS: 13411 OLD SHERIDAN ST FOLIO: 5140 02 01 0347 VIOLATION(S): TSWR CODE SEC. 005-080 (A) WORK WITHOUT PERMIT, FILLING ON PROPERTY WITHOUT APPROVAL OR PERMIT.	STATUS: NOTICE OF VIOLATION ISSUED ON 11/07/2025. NOTICE OF HEARING ISSUED ON 12/11/2025 TO APPEAR ON 01/06/2026 FOR HEARING. EXTENSION GIVEN. NOTICE OF HEARING ISSUED ON 12/18/2025 TO APPEAR ON 02/03/2026 FOR HEARING. FOUND IN VIOLATION: FINAL ORDER GIVING UNTIL 05/04/2026 TO COMPLY OR APPEAR AT THE 05/05/2026 HEARING. IF NOT IN COMPLIANCE, \$150 A DAY FINE THEREAFTER UNTIL COMPLIANCE IS MET. ADMINISTRATIVE COSTS WAIVED. AMENDED FINAL ORDER: GIVEN UNTIL AUGUST 3 RD TO COMPLY OR APPEAR AT THE AUGUST 4 TH HEARING. AMENDED FINAL ORDER: GIVEN UNTIL AUGUST 31 ST TO COMPLY OR APPEAR AT THE SEPTEMBER 1 ST HEARING.
2.2	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 ORDERD 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.
2.3	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. ORDER IMPOSED NOTICE OF HEARING ISSUED ON 08/19/2026 TO APPEAR ON 09/01/2026 FOR HEARING.
2.4	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. AMENDED FINAL ORDER: GIVEN UNTIL AUGUST 31ST TO COMPLY OR APPEAR AT THE SEPTEMBER 1ST HEARING.
2.5	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
2.6	CASE 2026-120	OWNER(S): TOMIS INVESTMENT LLC ADDRESS: 5401 SW 210 TER FOLIO: 5039 34 06 0010 VIOLATION(S): TSWR CODE SEC. 005-080 (A) 1- WORK WITHOUT PERMIT, FILLING ON PROPERTY WITHOUT APPROVAL OR PERMIT. TSWR CODE SEC 045-030 (D)(4) 2- SHIPPING CONTAINERS ARE ALLOW ON A PLOT ONLY AS AN ACCESSORY STORAGE STRUCTURE. (NOT ALLOW ON A VACANT LOT).	STATUS: NOTICE OF VIOLATION ISSUED ON 04/29/2026. NOTICE OF HEARING ISSUED ON 07/21/2026 TO APPEAR ON 08/04/2026 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.

2.7	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. NEW CASES

3.1	CASE 2026-140	OWNER(S): DORNELAS, CARINA ADDRESS: 13211 MUSTANG TRL FOLIO: 5140 02 01 0324 VIOLATION(S): TSWR CODE SEC. 045-030 (F)(4) YARDS WHERE LIVESTOCK OR OTHER ANIMALS ARE ALLOWED ACCESS SHALL BE FENCED TO PREVENT THE ANIMALS FROM ACCESSING STREETS AND ADJACENT PROPERTIES.	STATUS: NOTICE OF VIOLATION ISSUED ON 06/03/2026. NOTICE OF HEARING ISSUED ON 08/07/2026 TO APPEAR ON 09/01/2026 FOR HEARING.
3.2	CASE 2026-164	OWNER(S): RIO PARANA LLC ADDRESS: 6410 SW 185 WAY FOLIO: 5139 01 01 0086 VIOLATION(S): TSWR CODE SEC. 005-080 (A) WORK WITHOUT PERMIT, FILLING ON PROPERTY WITHOUT APPROVAL OR PERMIT.	STATUS: NOTICE OF VIOLATION ISSUED ON 06/22/2026. NOTICE OF HEARING ISSUED ON 08/12/2026 TO APPEAR ON 09/01/2026 FOR HEARING.
3.3	CASE 2026-180	OWNER(S): T&L INVESTMENT GROUP AMERICA LLC ADDRESS: 4900 SW 192 TER FOLIO: 5039 36 14 0060 VIOLATION(S): TSWR SEC.020-040(D) IT SHALL BE THE RESPONSIBILITY OF ALL OWNERS OF PARCELS OF LAND TO MAINTAIN SUCH LANDS AND CONTIGUOUS SWALES FREE OF OVERGROWN GROUND COVER HEDGES AND GROUND COVER AND FREE OF ANY AND ALL ENCUMBRANCES.	STATUS: NOTICE OF VIOLATION ISSUED ON 07/05/2026. NOTICE OF HEARING ISSUED ON 08/03/2026 TO APPEAR ON 09/01/2026 FOR HEARING.

- 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 STREETS.	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
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			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. 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).