

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 15th, 2026
9:00 A.M

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

2.1	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.	STATUS: 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. CORRECT FINAL ORDER SENT VIA MAIL 07/01/2026. NOTICE OF HEARING ISSUED ON 07/01/2026 TO APPEAR ON 07/15/2026 FOR HEARING. DECISION DEFERRED - PENDING
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3. **NEW CASES**

3.1	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. NOTICE OF HEARING ISSUED ON 07/01/2026 TO APPEAR ON 07/15/2026 FOR HEARING. FOUND IN VIOLATION: \$250 A DAY FINE TO ACCRUE IMMEDIATELY UNTIL COMPLIANCE IS MET. \$150 ADMINISTRATIVE COST.
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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).