

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

August 4th, 2026

9:00 A.M

1. CALL SESSION TO ORDER

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

2.1	CASE 2025-219	OWNER(S): PEREZ, PEDRO SENRA, JACQUELINE ADDRESS: 19100 SW 54 PL FOLIO: 5039 36 10 0350 VIOLATION(S): TSWR CODE SEC. 005-080 (A), SEC. 045-100 1. WORK WITHOUT PERMIT, BUILT STRUCTURE ON NORTHWEST END OF PROPERTY WITHOUT APPROVAL OR PERMIT. 2. WORK WITHOUT PERMIT, BUILT LOOKOUT STEEL STRUCTURE IN REAR OF POOL. 3. WORK WITHOUT PERMIT, BUILT DRIVEWAY WITHOUT A PERMIT. 4. WORK WITHOUT PERMIT, INSTALLED NEW GARAGE DOOR WITHOUT A PERMIT. - COMPLIED PRIOR TO HEARING 5. WORK WITHOUT PERMIT, INSTALLED NEW FRONT DOOR WITHOUT A PERMIT. - COMPLIED PRIOR TO HEARING 6. WORK WITHOUT PERMIT, INSTALLED NEW GATE ENTRANCES ONTO THE PROPERTY WITHOUT A PERMIT. 7. WORK WITHOUT PERMIT, INSTALLED NEW WINDOWS WITHOUT A PERMIT. - COMPLIED PRIOR TO HEARING 8. REQUIRED YARDS - ON ALL REMAINING SIDES OF ANY PLOT OR PORTION THEREOF, THERE SHALL BE A YARD OF AT LEAST TWENTY-FIVE (25) FEET, AND A FRONT YARD OF AT LEAST FIFTY (50) FEET. CONTAINER LOCATED ON THE EAST SIDE OF THE PROPERTY DOES NOT MEET THE REQUIRED SETBACK. - COMPLIED PRIOR TO HEARING	STATUS: NOTICE OF VIOLATION ISSUED ON 06/09/2025. CORRECTED NOTICE OF VIOLATION ISSUED ON 06/11/2025. NOTICE OF HEARING ISSUED ON 07/23/2025 TO APPEAR ON 08/05/2025 FOR HEARING. FOUND IN VIOLATION: GIVEN UNTIL 09/02/2025 TO COMPLY WITH VIOLATION #8 OR TO APPEAR AT THE 09/03/2025 HEARING IF NOT IN COMPLIANCE. GIVEN UNTIL 11/11/2025 TO SUBMIT THE PERMIT APPLICATIONS FOR NUMBERS 1 THROUGH 7 OR TO APPEAR AT THE 11/12/2025 HEARING IF NOT IN COMPLIANCE. GIVEN UNTIL 02/02/2026 TO HAVE THE PERMITS FOR NUMBERS 1 THROUGH 7 APPROVED OR TO APPEAR AT THE 02/03/2026 HEARING IF NOT IN COMPLIANCE. GIVEN UNTIL 03/02/2026 TO FINALIZE THE PERMITS FOR NUMBERS 1 THROUGH 7 OR TO APPEAR AT THE 03/03/2026 HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY PER VIOLATION IF NOT IN COMPLIANCE THEREAFTER. ADMINISTRATIVE COST IS WAIVED. AMENDED FINAL ORDER:
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			GIVEN UNTIL APRIL 6TH TO COMPLY OR APPEAR AT THE APRIL 7TH HEARING. AMENDED FINAL ORDER: GIVEN UNTIL AUGUST 3RD TO COMPLY OR APPEAR AT THE AUGUST 4TH HEARING. ORDER IMPOSED
2.2	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 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.
2.3	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. 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. ORDER IMPOSED
2.5	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.
2.6	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. ORDER IMPOSED ORDERED TO REMOVE THE FENCING THAT'S WITHIN THE THREE FEET OF THE NEIGHBORING PROPERTY
2.7	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. COMPLIED PRIOR TO HEARING
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3. NEW CASES

3.1	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.
3.2	CASE 2026-144	OWNER(S): JEANNIE INVESTMENT GROUP LLC ADDRESS: 4911 SW 196 LN FOLIO: 5039 35 02 0260 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 GROUNDCOVER HEDGES AND GROUNDCOVER AND FREE OF ANY AND ALL ENCUMBRANCES.	STATUS: NOTICE OF VIOLATION ISSUED ON 06/08/2026. NOTICE OF HEARING ISSUED ON 07/01/2026 TO APPEAR ON 08/04/2026 FOR HEARING. COMPLIED PRIOR TO HEARING
3.3	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 INFLICTED 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 TO THE HEARING ON AUGUST 4TH. FOUND IN VIOLATION: FINAL ORDER IMPOSING GIVING 30 DAYS TO PAY \$750.00 FINE. \$150 ADMINISTRATIVE COST WAIVED.

3.4	CASE 2026-168	OWNER(S): SISFAC LLC ADDRESS: 17250 SW 52 CT FOLIO: 5040 31 01 0024 VIOLATION(S): TSWR CODE SEC 035-080 (D), SEC 005-270 - AN ASSEMBLY OPEN TO THE GENERAL PUBLIC WAS CONDUCTED ON THE PROPERTY IN VIOLATION OF SEC. 035-080 OF THE TOWN CODE. THE EVENT OCCURRED WITHOUT THE REQUIRED TOWN APPROVAL OR PERMIT AND RESULTED IN VEHICLES ASSOCIATED WITH THE EVENT BEING PARKED WITHIN THE TOWN RIGHT-OF-WAY.	STATUS: NOTICE OF HEARING ISSUED ON 06/24/2026 TO APPEAR ON 07/07/2026 FOR HEARING. NOTICE OF HEARING ISSUED ON 07/08/2026 TO APPEAR ON 08/04/2026 FOR HEARING. FOUND IN VIOLATION: FINAL ORDER IMPOSING GIVING 60 DAYS TO PAY \$5,000.00 FINE. \$150 ADMINISTRATIVE COST.
3.5	CASE 2026-209	OWNER(S): LOPEZ, SAMUEL ADDRESS: 13000 MUSTANG TRL FOLIO: 5140 02 01 0371 VIOLATION(S): TSWR SEC. 005-270 A PREFABRICATED SHED WAS PLACED WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT THE REQUIRED TOWN PERMIT.	STATUS: NOTICE OF HEARING ISSUED ON 07/21/2026 TO APPEAR ON 08/04/2026 FOR HEARING. FOUND IN VIOLATION: FINAL ORDER IMPOSING \$2,000.00 FINE. \$150 ADMINISTRATIVE COST.

4. CITATIONS

4.1	CASE 2026-190	OWNER(S): DIAZ, JOSE R H/E DIAZ, HILDA M ADDRESS: 5830 SW 162 AVE FOLIO: 5040 32 04 0061 VIOLATION(S): TSWR CODE SEC. 7-3(A) FALSE ALARMS IN EXCESS OF (2) TWO, SHALL BE DEEMED A PUBLIC NUISANCE. FIRST FALSE ALARM ON JUNE 6TH AT 7:28PM, SECOND FALSE ALARM ON JUNE 6TH AT 8:37PM.	STATUS: NOTICE OF VIOLATION ISSUED ON 07/09/2026. NOTICE OF HEARING ISSUED ON 07/09/2026 TO APPEAR ON 08/04/2026 FOR HEARING. COMPLIED PRIOR TO HEARING
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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).