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 22nd, 2026
9:00 A.M

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

2.1	**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. HEARING TO BE RESET WITH ANOTHER MAGISTRATE. NOTICE OF HEARING ISSUED ON 09/10/2026 TO APPEAR ON 09/22/2026 FOR HEARING.

2.2	**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: GIVEN UNTIL 08/03/2026 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. NOTICE OF HEARING ISSUED ON 09/10/2026 TO APPEAR ON 09/22/2026 FOR HEARING.
2.3	**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. FINAL ORDER DENYING RECONSIDERATION AND STAY SENT VIA MAIL 07/21/2026. NOTICE OF HEARING ISSUED ON 09/10/2026 TO APPEAR ON 09/22/2026 FOR HEARING.

3. **NEW CASES**
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).