

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

October 6th, 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. AMENDED FINAL ORDER: GIVEN UNTIL OCTOBER 5 TH TO COMPLY OR APPEAR AT THE OCTOBER 6 TH HEARING. COMPLIED PRIOR TO HEARING.
2.2	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. AMENDED FINAL ORDER: GIVEN UNTIL OCTOBER 5TH TO COMPLY OR APPEAR AT THE OCTOBER 6TH HEARING. AMENDED FINAL ORDER: GIVEN UNTIL NOVEMBER 9TH TO COMPLY OR APPEAR AT THE NOVEMBER 10TH HEARING.
2.3	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. FOUND IN VIOLATION: FINAL ORDER GIVING UNTIL 10/05/2026 TO COMPLY OR APPEAR AT THE 10/06/2026 HEARING. IF NOT IN COMPLIANCE, \$150 A DAY FINE THEREAFTER UNTIL COMPLIANCE IS MET. \$150 ADMINISTRATIVE COST. AMENDED FINAL ORDER: GIVEN UNTIL NOVEMBER 9TH TO COMPLY OR APPEAR AT THE NOVEMBER 10TH HEARING.

3. NEW CASES

3.1	CASE 2026-165	OWNER(S): BEDIA, CHRISTINE MARIE H/E ANZARDO, MARCOS LINCOLN ADDRESS: 5300 SW 166 AVE FOLIO: 5040 32 05 0690 VIOLATION(S): TSWR CODE SEC. 020-040(A) DUTY TO MAINTAIN PROPERTY SHALL BE MAINTAINED FREE OF DEBRIS AND ENCUMBRANCES. A FALLEN TREE IS LOCATED WITHIN THE CANAL.	STATUS: COURTESY NOTICE SENT VIA MAIL 06/24/2026. NOTICE OF VIOLATION ISSUED ON 07/24/2026. NOTICE OF HEARING ISSUED ON 08/26/2026 TO APPEAR ON 10/06/2026 FOR HEARING. COMPLIED PRIOR TO HEARING.
3.2	CASE 2026-215	OWNER(S): 3E ET 16684 SW 59TH CT LLC ADDRESS: 16684 SW 59 CT FOLIO: 5040 32 03 0050 VIOLATION(S): TSWR SEC.020-040(D), 020-040(A) 1) 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 07/27/2026. NOTICE OF HEARING ISSUED ON 08/25/2026 TO APPEAR ON 10/06/2026 FOR HEARING. COMPLIED PRIOR TO HEARING.

		2) DUTY TO MAINTAIN PROPERTY; PROPERTY TO BE KEPT FREE OF JUNK, UNMAINTAINED STRUCTURES. IT SHALL BE THE RESPONSIBILITY OF ALL PROPERTY OWNERS IN THE TOWN TO MAINTAIN THEIR PROPERTY AND CONTIGUOUS SWALE FREE OF JUNK VEHICLES AND VESSELS, JUNK ITEMS, GARBAGE, TRASH, LITTER, DEBRIS, AND UNMAINTAINED BUILDINGS OR STRUCTURES.	
3.3	CASE 2026-220	OWNER(S): LMSF 22 LLC ADDRESS: SW 178 AVE FOLIO: 5140 06 13 0090 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 08/05/2026. NOTICE OF HEARING ISSUED ON 09/01/2026 TO APPEAR ON 10/06/2026 FOR HEARING. COMPLIED PRIOR TO HEARING.
3.4	CASE 2026-224	OWNER(S): ARCHDIOCESE OF MIAMI EDWARD A. MCCARTHY H.S. ADDRESS: 5451 SW 124 AVE FOLIO: 5040 35 11 0010 VIOLATION(S): TSWR CODE SEC. 005-100, 005-090(E) FAILURE TO MAINTAIN THE PROPERTY IN CONFORMANCE WITH THE APPROVED SITE PLAN AND VIOLATION OF THE CONDITIONS OF APPROVAL CONTAINED IN RESOLUTION NO. 2026-049 AND SITE PLAN SP-89-26.	STATUS: NOTICE OF VIOLATION ISSUED ON 08/13/2026. NOTICE OF HEARING ISSUED ON 09/14/2026 TO APPEAR ON 10/06/2026 FOR HEARING. FOUND IN VIOLATION: FINAL ORDER GIVING UNTIL 11/09/2026 TO COMPLY OR APPEAR AT THE 11/10/2026 HEARING. IF NOT IN COMPLIANCE, \$250 A DAY FINE THEREAFTER UNTIL COMPLIANCE IS MET. \$150 ADMINISTRATIVE COST WAIVED.
3.5	CASE 2026-258	OWNER(S): HANS LYSFJORD & LORI LYSFJORD TR LYSFJORD, HANS & LORI TRSTEE ADDRESS: 5150 SW 208 LN FOLIO: 5039 34 08 0010 VIOLATION(S): TSWR CODE SEC. 045-050 & 045-060, 045-100(C), 045-030 (D)(4) 1) UNAUTHORIZED USE OF PROPERTY; CONTAINERS FOR RENT. 2) ANY STRUCTURE ON A PLOT SHALL MEET THE SETBACK REQUIREMENT. 3) ONLY ONE (1) SHIPPING CONTAINER MAY BE KEPT ON A PLOT AS AN ACCESSORY STORAGE STRUCTURE AND IT MUST BE SCREENED FROM VIEW.	STATUS: NOTICE OF VIOLATION ISSUED ON 08/19/2026. NOTICE OF HEARING ISSUED ON 08/20/2026 TO APPEAR ON 10/06/2026 FOR HEARING. COMPLIED PRIOR TO HEARING.
3.6	CASE 2026-290	OWNER(S): LEMUS, CARLOS E ADDRESS: 4840 SW 172 AVE FOLIO: 5040 29 01 0413 VIOLATION(S): TSWR CODE SEC. 3-3 (2) A DOG SHALL BE CONSIDERED A DANGEROUS DOG IF THEY HAVE KILLED OR AGGRESSIVELY BITTEN, ATTACKED, ENDANGERED, OR INFLICTED INJURY TO A DOMESTIC ANIMAL WHILE UNPROVOKED AND OFF THE OWNER'S PROPERTY.	STATUS: NOTICE OF HEARING ISSUED ON 09/04/2026 TO APPEAR ON 10/06/2026 FOR HEARING. FOUND IN VIOLATION: FINE OF \$500.00 WAS IMPOSED. \$150 ADMINISTRATIVE COST WAIVED.

3.7	CASE 2026-298	OWNER(S): ZIADIE, SHIRLEY H/E ZIADIE, ELIZABETH T ADDRESS: 14451 PEDIGREE LN FOLIO: 5040 27 01 0210 VIOLATION(S): TSWR SEC.045-050, 045-060, 045-030(J)(1) 1) PROHIBITED USE OF THE PROPERTY; OPERATING A FOOD SERVICE BUSINESS ON PROPERTY. 2) ON-PREMISE SALES AND DISPLAY FOR FARMS AND NONCOMMERCIAL FARMS ARE LIMITED TO PLANTS GROWN OR CULTIVATED ON THE PLOT WHERE THEY WERE BEING SOLD.	STATUS: NOTICE OF HEARING ISSUED ON 09/16/2026 TO APPEAR ON 10/06/2026 FOR HEARING. COMPLIED PRIOR TO HEARING.
3.8	CASE 2026-301	OWNER(S): ARGIZ, ANDRES DAROCO IRREV TR ETAL ADDRESS: 17803 SW 58 ST FOLIO: 5040 31 10 0010 VIOLATION(S): TSWR CODE SEC. 3-3 (2) A DOG SHALL BE CONSIDERED A DANGEROUS DOG IF THEY HAVE KILLED OR AGGRESSIVELY BITTEN, ATTACKED, ENDANGERED, OR INFLICTED INJURY TO A DOMESTIC ANIMAL WHILE UNPROVOKED AND OFF THE OWNER'S PROPERTY.	STATUS: NOTICE OF HEARING ISSUED ON 09/15/2026 TO APPEAR ON 10/06/2026 FOR HEARING. CONTINUED TO NOV. 10TH 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 STREEETS.	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 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
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			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. FINE OF \$10,000.00 WAS IMPOSED. ADMINISTRATIVE FEE OF \$150.00 WAS ORDERED. RESPONDENTS' MOTION FOR REHEARING RECEIVED 09/10/2026. NOTICE OF HEARING ISSUED ON 09/14/2026 TO APPEAR ON 10/06/2026 FOR HEARING. FINE REDUCED TO \$3,500.
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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).