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
November 10th, 2026
9:00 A.M

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

2.1	**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. **AMENDED FINAL ORDER:** **GIVEN UNTIL JANUARY 4TH TO COMPLY OR APPEAR AT THE JANUARY 5TH HEARING.**
2.2	**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. 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. **AMENDED FINAL ORDER:** **GIVEN UNTIL NOVEMBER 30TH TO COMPLY OR APPEAR AT THE DECEMBER 1ST HEARING.**
2.3	**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. **AMENDED FINAL ORDER:** **GIVEN UNTIL NOVEMBER 30TH TO COMPLY OR APPEAR AT THE DECEMBER 1ST HEARING.**

3. NEW CASES

3.1	**CASE** **2026-228**	**OWNER(S):** DONKOR, CHARAN, DONKOR, SHANI **ADDRESS:** 5215 SW 210 TER **FOLIO:** 5039 34 01 0160 **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:** COURTESY NOTICE SENT VIA MAIL 08/10/2026. NOTICE OF VIOLATION ISSUED ON 09/01/2026. NOTICE OF HEARING ISSUED ON 09/30/2026 TO APPEAR ON 11/10/2026 FOR HEARING. **FOUND IN VIOLATION:** **FINAL ORDER GIVING UNTIL 01/04/2027 TO COMPLY OR APPEAR AT THE 01/05/2027 HEARING. IF NOT IN COMPLIANCE, $150 A DAY FINE THEREAFTER UNTIL COMPLIANCE IS MET.** **$150 ADMINISTRATIVE COST.**

3.2	**CASE** **2026-259**	**OWNER(S):** EZEQUIEL LEYVA, ALAN MARTINEZ, SHARIFFE **ADDRESS:** 15131 WHETSTONE WAY **FOLIO:** 5040 33 02 0260 **VIOLATION(S):** **TSWR CODE SEC. 005-080** WORK WITHOUT PERMITS 1. FILLING OR GRADING WITHOUT APPROVAL OR PERMITS. 2. WINDOW MODIFICATION WITHOUT APPROVAL OR PERMITS. **COMPLIED PRIOR TO HEARING**	**STATUS:** NOTICE OF VIOLATION ISSUED ON 08/19/2026. NOTICE OF HEARING ISSUED ON 09/30/2026 TO APPEAR ON 11/10/2026 FOR HEARING. **NOT HEARD: NO ORDER**
3.3	**CASE** **2026-266**	**OWNER(S):** MJL RANCHES LLC **ADDRESS:** 12981 SW 52 ST **FOLIO:** 5040 26 00 0180 **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:** COURTESY NOTICE SENT VIA MAIL 08/25/2026. NOTICE OF VIOLATION ISSUED ON 09/28/2026. NOTICE OF HEARING ISSUED ON 10/28/2026 TO APPEAR ON 11/10/2026 FOR HEARING. **FOUND IN VIOLATION:** **FINAL ORDER GIVING UNTIL 01/04/2027 TO COMPLY OR APPEAR AT THE 01/05/2027 HEARING. IF NOT IN COMPLIANCE, $150 A DAY FINE THEREAFTER UNTIL COMPLIANCE IS MET.** **$150 ADMINISTRATIVE COST WAIVED.**
3.4	**CASE** **2026-289**	**OWNER(S):** KENNY, JOAN E JOAN ELLEN KENNY REV TR **ADDRESS:** 17125 SW 54 ST **FOLIO:** 5040 32 02 0062 **VIOLATION(S):** **TSWR CODE SEC. 020-040(D)** THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION.	**STATUS:** COURTESY NOTICE SENT VIA MAIL 09/04/2026. NOTICE OF VIOLATION ISSUED ON 09/28/2026. NOTICE OF HEARING ISSUED ON 10/28/2026 TO APPEAR ON 11/10/2026 FOR HEARING. **FOUND IN VIOLATION:** **FINAL ORDER GIVING UNTIL 01/04/2027 TO COMPLY OR APPEAR AT THE 01/05/2027 HEARING. IF NOT IN COMPLIANCE, $150 A DAY FINE THEREAFTER UNTIL COMPLIANCE IS MET.** **$150 ADMINISTRATIVE COST.**

3.5	**CASE** **2026-292**	**OWNER(S):** 6301 HOLDINGS INC **ADDRESS:** 6301 SW 160 AVE **FOLIO:** 5140 05 22 0020 **VIOLATION(S): TSWR SEC.095-030(H)** THE OVERSPILL OF LIGHT ORIGINATING FROM ANY PLOT, REGARDLESS OF ZONING, SHALL NOT EXCEED ONE-TENTH (0.1) HORIZONTAL OR VERTICAL FOOTCANDLE ONTO ANY OTHER PLOT LOCATED WITHING A RESIDENTIAL OR OPEN SPACE ZONING DISTRICT, MEASURED AT ANY LOCATION ON THE RECEIVING PLOT. THE LIGHT OVERSPILL AND GLARE WAS OBSERVED AT THE PROPERTY LINE ALONG DYKES RD MEASURED BETWEEN .22 FOOTCANDLES AND .52 FOOTCANDLES, EXCEEDING THE MAXIMUM PERMITTED LEVEL OF 0.1 FOOTCANDLES.	**STATUS:** NOTICE OF VIOLATION ISSUED ON 09/15/2026. NOTICE OF HEARING ISSUED ON 10/16/2026 TO APPEAR ON 10/06/2026 FOR HEARING. **FOUND IN VIOLATION:** **FINAL ORDER GIVING UNTIL 01/04/2027 TO COMPLY OR APPEAR AT THE 01/05/2027 HEARING. IF NOT IN COMPLIANCE, $150 A DAY FINE THEREAFTER UNTIL COMPLIANCE IS MET.** **$150 ADMINISTRATIVE COST WAIVED.**
3.6	**CASE** **2026-297**	**OWNER(S):** 6301 HOLDINGS INC **ADDRESS:** 6301 SW 160 AVE **FOLIO:** 5140 05 22 0010 **VIOLATION(S): TSWR SEC.095-030(H)** THE OVERSPILL OF LIGHT ORIGINATING FROM ANY PLOT, REGARDLESS OF ZONING, SHALL NOT EXCEED ONE-TENTH (0.1) HORIZONTAL OR VERTICAL FOOTCANDLE ONTO ANY OTHER PLOT LOCATED WITHING A RESIDENTIAL OR OPEN SPACE ZONING DISTRICT, MEASURED AT ANY LOCATION ON THE RECEIVING PLOT.	**STATUS:** NOTICE OF VIOLATION ISSUED ON 09/15/2026. NOTICE OF HEARING ISSUED ON 10/16/2026 TO APPEAR ON 10/06/2026 FOR HEARING. **FOUND IN VIOLATION:** **FINAL ORDER GIVING UNTIL 01/04/2027 TO COMPLY OR APPEAR AT THE 01/05/2027 HEARING. IF NOT IN COMPLIANCE, $150 A DAY FINE THEREAFTER UNTIL COMPLIANCE IS MET.** **$150 ADMINISTRATIVE COST WAIVED.**
3.7	**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. **NO SUFFICIENT EVIDENCE TO FIND IN VIOLATION OF TSWR CODE SEC. 3-3(2).** **FOUND IN VIOLATION:** **FINAL ORDER IN VIOLATION OF BC CODE SEC. 4-3 IT SHALL BE A VIOLATION FOR ANY PERSON TO PERMIT ANY DOG TO BE AT LARGE. ORDERED TO PAY A FEE OF $250.** **$150 ADMINISTRATIVE COST WAIVED.**

4. CITATIONS

4.1	**CASE** **2026-042**	**OWNER(S):** 13920 SOUTHWEST RANCHES LLC **ADDRESS:** 13920 STIRLING RD **FOLIO:** 5140 03 01 0180 **VIOLATION(S):** **TSWR CODE SEC. 7-3(A)** FALSE ALARMS IN EXCESS OF (2) TWO, SHALL BE DEEMED A PUBLIC NUISANCE. 1. FIRST FALSE ALARM 1/15 AT 1:32PM. 2. SECOND FALSE ALARM 1/16 AT 10:54AM. 3. THIRD FALSE ALARM 9/02 AT 12:30PM	**STATUS:** NOTICE OF VIOLATION ISSUED ON 02/10/2026. CIVIL NOTICE OF VIOLATION ISSUED ON 10/06/2026. **PAID PRIOR TO HEARING.**

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).