

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 1ST, 2022
9:00 A.M.

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

2.1	CASE 2021-298	OWNER(S): KUBAT, ROBERT D & ELEINES P ADDRESS: 17001 SW 64 COURT FOLIO: 5140 05 17 0040 VIOLATION(S): TSWR CODE SEC. 005-080(A), 005-090 (C)(D)(E) FAILURE TO COMPLY WITH CONDITIONS OF APPROVAL FOR DEVELOPMENT ORDER. CONDITIONS OF APPROVAL REQUIRED IMPLEMENTATION OF AN ASPHALT ROAD TO SERVICE LOT.	STATUS: NOTICE OF VIOLATION/ NOTICE OF HEARING ISSUED ON 03/24/2021 TO APPEAR ON 04/06/2021 FOR HEARING. ORDER OF CONTINUANCE TO APPEAR ON 05/04/2021 FOR HEARING. FOUND IN VIOLATION. GIVEN 6 MONTHS TO COMPLETE PAVING OF ROAD BY 11/01/2021 OR APPEAR FOR HEARING ON 11/02/2021 IF NOT IN COMPLIANCE. A FINE OF \$150.00 PER DAY WILL BE APPLIED ON 11/02/21 IF NOT IN COMPLIANCE. NOTICE OF HEARING ISSUED ON 11/01/2021 TO APPEAR ON 11/16/2021 FOR HEARING. WITHDRAW FROM AGENDA TO BE SPECIAL SET UP FOR HEARING. NOTICE OF HEARING ISSUED ON 08/11/2022 TO APPEAR ON 09/13/2022 FOR HEARING. ORDER OF CONTINUANCE. APPEAR ON 11/01/2022 FOR HEARING. AMENDED FINAL ORDER; GIVEN UNTIL 03/05/2023 TO GET A PERMIT APPROVED AND TO APPEAR FOR HEARING ON 03/06/2023.
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<p>2.2</p>	<p>CASE 2021-409</p>	<p>OWNER(S): SHERIDAN STREET 184TH AVENUE LLC ADDRESS: SW 185 WAY FOLIO: 5139 01 01 0080</p> <p>VIOLATION(S): TSWR CODE SEC. 005-080(A) CLEARING WITHOUT A PERMIT. UNLAWFUL TO ALTER, EXCAVATE, FILL, OR CLEAR LAND WITHOUT PRIOR APPROVAL AND PERMITTING.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 06/02/2021.</p> <p>NOTICE OF HEARING ISSUED ON 07/02/2021 TO APPEAR ON 08/03/2021 FOR HEARING. ADMITTED VIOLATION. GIVEN (90) DAYS TO OBTAIN APPROVAL BY THE COUNTY AND TOWN BY 11/01/2021 OR TO APPEAR ON 11/02/2021 FOR HEARING IF NOT IN COMPLIANCE. A FINE OF \$250.00 A DAY WILL BE APPLIED AFTER 11/01/2021. NOTICE OF HEARING ISSUED ON 11/01/2021 TO APPEAR ON 11/16/2021 FOR HEARING. GIVEN UNTIL 01/31/2022 TO OBTAIN COMPLIANCE OR TO APPEAR ON 02/01/2022 FOR HEARING IF NOT IN COMPLIANCE.</p> <p>AMENDED FINAL ORDER. GIVEN UNTIL 05/02/2022 (90 DAYS) TO OBTAIN COMPLIANCE OR TO APPEAR ON 05/03/2022 FOR HEARING IF NOT IN COMPLIANCE.</p> <p>AMENDED FINAL ORDER. GIVEN UNTIL 10/31/2022 (90 DAYS) TO OBTAIN COMPLIANCE OR TO APPEAR ON 11/01/2022 FOR HEARING IF NOT IN COMPLIANCE.</p> <p>AMENDED FINAL ORDER; GIVEN UNTIL 02/05/2023 TO COMPLY OR TO APPEAR ON 02/06/2023 FOR HEARING IF NOT IN COMPLIANCE.</p>
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2.3	<p>CASE 2021-744</p>	<p>OWNER(S): WILLIAMS, JULETT A WYCHE, JOHN A ADDRESS: SHERIDAN ST FOLIO: 5140 06 03 0022 VIOLATION(S): 1. TSWR CODE SEC. 045-030 (C) VEHICLES MAY BE PARKED OR STORED ONLY AS AN ACCESSORY USE TO A PERMENTANT DWELLING. 2. TSWR CODE SEC. 045-030 (D)(4) SHIPPING CONTAINERS MAY ONLY BE KEPT ON PLOT AS AN ACCESSORY STRUCTURE TO A PERMANENT DWELLING. 3. TSWR CODE SEC. 020-040 (A)(F) THE OPEN STORAGE OR DISCARDING OF JUNK WITHIN PROPERTY. 4. TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, ACCESORY STRUCTURE ERECTED WITHOUT PERMITS.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 12/13/2021.</p> <p>NOTICE OF HEARING ISSUED ON 02/02/2022 TO APPEAR ON 03/01/2022 FOR HEARING.</p> <p>ADMITTED VIOLATION. GIVEN 90 DAYS TO COMPLY BY 06/06/2022 OR TO APPEAR ON 06/07/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$100.00 A DAY PER VIOLATION WILL BE IMPOSED AFTER THAT.</p> <p>AMENDED FINAL ORDER. GIVEN 60 DAYS TO COMPLY BY 09/05/2022 OR TO APPEAR ON 09/06/2022 FOR HEARING IF NOT IN COMPLIANCE.</p> <p>NOTICE OF HEARING ISSUED ON 08/15/2022 TO APPEAR ON 09/13/2022 FOR HEARING.</p> <p>AMENDED FINAL ORDER. GIVEN UNTIL 10/31/2022 TO COMPLY OR TO APPEAR ON 11/01/2022 FOR HEARING IF NOT IN COMPLIANCE.</p> <p>COMPLIED PRIOR TO HEARING.</p>
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<p>2.4</p>	<p>CASE 2022-031</p>	<p>OWNER(S): WILLIAMS, JULETT A WYCHE, JOHN A ADDRESS: 18100 SW 70 PL FOLIO: 5140 06 03 0180 VIOLATION(S): 1. TSWR CODE SEC. 045-030 (C)(5)(B) RECREATIONAL VEHICLES SHALL NOT BE USED FOR LIVING PURPOSES. 2. TSWR CODE SEC. 045-030 (D)(4) SHIPPING CONTAINERS MAY ONLY BE KEPT ON PLOT AS AN ACCESORY STRUCTURE TO A PERMANENT DWELLING. 3. TSWR CODE SEC. 020-040 (A)(F) THE OPEN STORAGE OR DISCARDING OF JUNK WITHIN PROPERTY. 4. TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, ACCESORY STRUCTURE ERECTED WITHOUT PERMITS.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 02/03/2022.</p> <p>NOTICE OF HEARING ISSUED ON 02/18/2022 TO APPEAR ON 03/01/2022 FOR HEARING.</p> <p>ADMITTED VIOLATION. GIVEN 90 DAYS TO COMPLY BY 06/06/2022 OR TO APPEAR ON 06/07/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$100.00 A DAY PER VIOLATION WILL BE IMPOSED AFTER THAT.</p> <p>AMENDED FINAL ORDER. GIVEN 60 DAYS TO COMPLY BY 09/05/2022 OR TO APPEAR ON 09/06/2022 FOR HEARING IF NOT IN COMPLIANCE.</p> <p>NOTICE OF HEARING ISSUED ON 08/15/2022 TO APPEAR ON 09/13/2022 FOR HEARING.</p> <p>AMENDED FINAL ORDER. GIVEN UNTIL 10/31/2022 TO COMPLY OR TO APPEAR ON 11/01/2022 FOR HEARING IF NOT IN COMPLIANCE.</p> <p>COMPLIED PRIOR TO HEARING.</p>
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<p>2.5</p>	<p>CASE 2022-169</p>	<p>OWNER(S): LM PROPERTY HOLDINGS LLC ADDRESS: 5400 SW 188 AVE FOLIO: 5039 36 05 0320 VIOLATION(S): 1. TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, FILLING OR GRADING WITHOUT APPROVAL OR PERMITS. 2. TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMIT, CONCRETE PAD AND TWO ACCESORY STRUCTURES WITH ELECTRICAL AND PLUMBING WITHOUT A PERMIT. 3. TSWR CODE SEC. 045-030 (C)(1) ALL VEHICLES AND EQUIPMENT PARKED OR STORED MUST BE REGISTERED TO A PERMANENT, FULL-TIME RESIDENT OF THE PREMISES. COMPLIED</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 05/04/2022.</p> <p>NOTICE OF HEARING ISSUED ON 05/18/2022 TO APPEAR ON 06/07/2022 FOR HEARING.</p> <p>FOUND IN VIOLATION. GIVEN 30 DAYS TO COMPLY BY 08/01/2022 OR TO APPEAR ON 08/02/2022 FOR HEARING IF NOT IN COMPLIANCE. AFTER THAT A FINE IN THE AMOUNT OF \$150.00 A DAY PER VIOLATION WILL BE APPLIED.</p> <p>AMENDED FINAL ORDER TO COMPLY BY 10/12/2022 OR TO APPEAR ON 10/13/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY PER VIOLATION WILL BE APPLIED THEREAFTER.</p> <p>NOTICE OF HEARING ISSUED ON 09/14/2022 TO APPEAR ON 10/04/2022 FOR HEARING.</p> <p>AMENDED FINAL ORDER. GIVEN 30 DAYS TO COMPLY BY 10/31/2022 OR TO APPEAR FOR HEARING ON 11/01/2022 IF NOT IN COMPLIANCE.</p> <p>AMENDED FINAL ORDER; GIVEN UNTIL 11/30/2022 TO COMPLY OR TO APPEAR ON 12/01/2022 FOR HEARING IF NOT IN COMPLIANCE.</p>
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2.6	CASE 2022-237	OWNER(S): BOZEK, DUSTIN & DIANA ADDRESS: SW 178 AVE FOLIO: 5040 31 01 0066 VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, WORKING ON PROPERTY WITHOUT APPROVAL OR PERMITS.	STATUS: NOTICE OF VIOLATION ISSUED ON 06/20/2022. NOTICE OF HEARING ISSUED ON 07/13/2022 TO APPEAR ON 08/02/2022 FOR HEARING. ADMITTED VIOLATION. GIVEN 30 DAYS TO COMPLY BY 09/12/2022 OR TO APPEAR ON 09/13/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY PER VIOLATION WILL BE APPLIED THEREAFTER. AMENDED FINAL ORDER. GIVEN UNTIL 10/31/2022 TO COMPLY OR TO APPEAR ON 11/01/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY IS IMPOSED AS OF 10/31/2022 UNTIL BROUGHT INTO COMPLIANCE.
2.7	CASE 2022-241	OWNER(S): ATLAS INVESTMENTS LLC ADDRESS: 4680 VOLUNTEER RD FOLIO: 5040 27 01 0242 VIOLATION(S): TSWR.SEC.005-270, SEC.005-080(A) (1) UNAUTHORIZED USE OF RIGHT-OF-WAY/ SWALE WITHOUT APPROVAL/PERMITS. (2) WORK DONE WITHOUT APPROVED PERMITS.	STATUS: NOTICE OF VIOLATION ISSUED ON 06/20/2022. NOTICE OF HEARING ISSUED ON 07/13/2022 TO APPEAR ON 08/02/2022 FOR HEARING. ADMITTED VIOLATION. GIVEN 60 DAYS TO COMPLY BY 10/03/2022 OR TO APPEAR ON 10/04/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY PER VIOLATION WILL BE APPLIED THEREAFTER AMENDED FINAL ORDER. GIVEN 30 DAYS TO COMPLY BY 10/31/2022 OR TO APPEAR FOR HEARING ON 11/01/2022 IF NOT IN COMPLIANCE. COMPLIED PRIOR TO HEARING.

2.8	CASE 2022-246	OWNER(S): BINGER, ROBERT K & HAZEL P ADDRESS: 5600 SW 185 WAY FOLIO: 5039 36 01 0064 VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, FILLING WITHOUT APPROVAL OR PERMITS.	STATUS: NOTICE OF VIOLATION ISSUED ON 06/24/2022. NOTICE OF HEARING ISSUED ON 08/15/2022 TO APPEAR ON 09/13/2022 FOR HEARING. FOUND IN VIOLATION. GIVEN UNTIL 10/31/2022 TO COMPLY OR TO APPEAR ON 11/01/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$250.00 A DAY WILL BE APPLIED AFTER THAT. COMPLIED PRIOR TO HEARING.
2.9	CASE 2022-313	OWNER(S): OTERO, LEONARDO ADDRESS: 5021 SW 188 AVE FOLIO: 5039 36 02 0220 VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, FILLING WITHOUT APPROVAL OR PERMITS.	STATUS: NOTICE OF VIOLATION ISSUED ON 08/16/2022. NOTICE OF HEARING ISSUED ON 09/14/2022 TO APPEAR ON 10/04/2022 FOR HEARING. ADMITTED VIOLATION. GIVEN 30 DAYS TO COMPLY BY 10/31/2022 OR TO APPEAR FOR HEARING ON 11/01/2022 IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT. COMPLIED PRIOR TO HEARING.

<p>2.10</p>	<p>CASE 2022-320</p>	<p>OWNER(S): STIRLING ROAD LAND TRUST LLC ADDRESS: 13495 STIRLING RD FOLIO: 5040 35 01 0091 VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, FILLING WITHOUT APPROVAL OR PERMITS.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 08/18/2022.</p> <p>NOTICE OF HEARING ISSUED ON 09/14/2022 TO APPEAR ON 10/04/2022 FOR HEARING.</p> <p>ADMITTED VIOLATION. GIVEN 30 DAYS TO COMPLY BY 10/31/2022 OR TO APPEAR FOR HEARING ON 11/01/2022 IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT.</p> <p>AMENDED FINAL ORDER; GIVEN UNTIL 11/30/2022 TO COMPLY OR TO APPEAR ON 12/01/2022 FOR HEARING IF NOT IN COMPLIANCE.</p>
<p>2.11</p>	<p>CASE 2022-327</p>	<p>OWNER(S): SCHNEIDER, MITCHELL J REY, CRISTINA ADDRESS: 5001 SW 164 TER FOLIO: 5040 32 05 0920 VIOLATION(S): 1. TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, FILLING WITHOUT APPROVAL OR PERMITS. 2. TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMIT, SHEDS/CHICKEN COOP WITHOUT A PERMIT. UNFOUNDED AG 3. TSWR CODE SEC. 045-100(C) ANY STRUCTURE ON A PLOT SHALL BE A MINIMUM SETBACK OF TWENTY-FIVE (25) FEET FROM SURROUNDING PROPERTY LINE, AND FIFTY (50) FEET FROM FRONT PROPERTY LINE IF NOT HOUSING ANIMALS. FIFTY (50) FEET FROM ANY SURROUNDING PROPERTY IF HOUSING ANIMALS. UNFOUNDED AG 4. TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMIT, DRYWALL WORK VALUED OVER \$1.5K WITHOUT A PERMIT. UNFOUNDED 5. TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMIT, ELECTRICAL WORK WITHOUT A PERMIT. UNFOUNDED 6. TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMIT, CARPORT WITHOUT A PERMIT. COMPLIED</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 08/25/2022.</p> <p>NOTICE OF HEARING ISSUED ON 09/16/2022 TO APPEAR ON 10/04/2022 FOR HEARING.</p> <p>ADMITTED VIOLATION. GIVEN 30 DAYS TO COMPLY BY 10/31/2022 OR TO APPEAR FOR HEARING ON 11/01/2022 IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT.</p> <p>COMPLIED PRIOR TO HEARING.</p>

2.12	CASE 2022-329	OWNER(S): PINCHEIRA, JULIO FELIPE PINCHEIRA, KATHERINE ADDRESS: 4850 SW 128 AVE FOLIO: 5040 26 00 0243 VIOLATION(S): 1) TSWR CODE SEC. 005-080 (A) WORK WITHOUT PERMIT, GRADING ON PROPERTY WITHOUT APPROVAL OR PERMIT COMPLIED 2) TSWR CODE SEC. 005-080 (A) WORK WITHOUT PERMIT, HOME REMODEL ON PROPERTY WITHOUT APPROVAL OR PERMIT COMPLIED 3) TSWR CODE SEC. 005-080 (A) WORK WITHOUT PERMIT, TREE REMOVED FROM PROPERTY WITHOUT APPROVAL OR PERMIT	STATUS: NOTICE OF VIOLATION ISSUED ON 08/26/2022. NOTICE OF HEARING ISSUED ON 09/16/2022 TO APPEAR ON 10/04/2022 FOR HEARING. FOUND IN VIOLATION. GIVEN 30 DAYS TO COMPLY BY 10/31/2022 OR TO APPEAR FOR HEARING ON 11/01/2022 IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT. COMPLIED PRIOR TO HEARING.
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3. NEW CASES

3.1	CASE 2022-297	OWNER(S): COAKLEY, CALIA H COAKLEY, D'LAN ADDRESS: 4921 SW 195 TERR FOLIO: 5039 36 13 0020 VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, FILLING WITHOUT APPROVAL OR PERMITS.	STATUS: NOTICE OF VIOLATION ISSUED ON 08/10/2022. NOTICE OF HEARING ISSUED ON 10/10/2022 TO APPEAR ON 11/01/2022 FOR HEARING. ADMITTED VIOLATION; GIVEN UNTIL 11/30/2022 TO COMPLY OR TO APPEAR ON 12/01/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT. WAIVED ADMINISTRATIVE COST.
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<p>3.2</p>	<p>CASE 2022-302</p>	<p>OWNER(S): MANTEL, DEBRA D ADDRESS: 5740 SW 166 AVE FOLIO: 5040 32 02 0130 VIOLATION(S): 1) TSWR SEC.020-040 (E)(3) ANY ACCESSORY STRUCTURE ON A PLOT SHALL BE MAINTAINED FREE OF VISUAL DISREPAIR. COMPLIED</p> <p>2) TSWR SEC.045-030(F)(4) YARDS WHERE LIVESTOCK OR OTHER ANIMALS ARE ALLOWED ACCESS SHALL BE FENCED TO CONTAIN ANIMALS AND PREVENT THE ANIMALS FROM ACCESSING STREETS AND ADJACENT PROPERTIES</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 08/16/2022.</p> <p>NOTICE OF HEARING ISSUED ON 10/10/2022 TO APPEAR ON 11/01/2022 FOR HEARING.</p> <p>CONTESTED VIOLATION; A FINE IN THE AMOUNT OF \$200.00 PER VIOLATION X2 FOR A TOTAL OF \$400.00 IS IMPOSED. \$150.00 ADMINISTRATIVE COST.</p>
<p>3.3</p>	<p>CASE 2022-304</p>	<p>OWNER(S): FIGUEREDO, LISBETH L ADDRESS: 5310 SW 196 LN FOLIO: 5039 35 02 0140 VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, FILLING WITHOUT APPROVAL OR PERMITS.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 08/12/2022.</p> <p>NOTICE OF HEARING ISSUED ON 09/20/2022 TO APPEAR ON 11/01/2022 FOR HEARING.</p> <p>FOUND IN VIOLATION; GIVEN 10 DAYS TO COMPLY BY 11/11/2022 OR TO APPEAR FOR HEARING ON 12/01/2022 IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$250.00 A DAY WILL BE IMPOSED AFTER THAT. \$150.00 ADMINISTRATIVE COST.</p>

<p>3.4</p>	<p>CASE 2022-305</p>	<p>OWNER(S): GONZALEZ, ROBERT ADDRESS: 4928 SW 198 TERR FOLIO: 5039 35 08 0060 VIOLATION(S): TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMIT, STRUCTURE WITHOUT A PERMIT.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 08/12/2022.</p> <p>NOTICE OF HEARING ISSUED ON 10/03/2022 TO APPEAR ON 11/01/2022 FOR HEARING.</p> <p>FOUND IN VIOLATION; GIVEN UNTIL 11/30/2022 TO COMPLY OR TO APPEAR ON 12/01/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE IMPOSED AFTER THAT. \$150.00 ADMINISTRATIVE COST.</p>
<p>3.5</p>	<p>CASE 2022-317</p>	<p>OWNER(S): DIAZ, ANGEL A H/E DIAZ, JACLYN JENNIFER ADDRESS: 15901 SW 53 CT FOLIO: 5040 33 01 0087 VIOLATION(S): TSWR CODE SEC. 005-080 (A) WORK WITHOUT PERMIT, WORKING ON PROPERTY WITHOUT APPROVAL OR PERMIT.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 08/18/2022.</p> <p>NOTICE OF HEARING ISSUED ON 10/05/2022 TO APPEAR ON 11/01/2022 FOR HEARING.</p> <p>ADMITTED VIOLATION; GIVEN UNTIL 11/30/2022 TO COMPLY OR TO APPEAR ON 12/01/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE IMPOSED AFTER THAT. WAIVED ADMINISTRATIVE COST.</p>

3.6	CASE 2022-336	OWNER(S): SFA INVESTMENT HOLDINGS LLC ADDRESS: SW 210 TERR FOLIO: 5039 34 01 0160 VIOLATION(S): TSWR CODE SEC. 020-040(D) THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION.	STATUS: NOTICE OF VIOLATION ISSUED ON 09/07/2022. NOTICE OF HEARING ISSUED ON 10/06/2022 TO APPEAR ON 11/01/2022 FOR HEARING. ADMITTED VIOLATION; GIVEN UNTIL 01/02/2023 TO COMPLY OR TO APPEAR ON 01/03/2023 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE IMPOSED AFTER THAT. WAIVED ADMINISTRATIVE COST.
3.7	CASE 2022-360	OWNER(S): WATCHEL, YEHUDA GENE RIBEIRO, ALMIBETE ADDRESS: 5050 SW 178 AVE FOLIO: 5040 31 01 0020 VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, FILLING WITHOUT APPROVAL OR PERMITS.	STATUS: NOTICE OF VIOLATION ISSUED ON 09/20/2022. NOTICE OF HEARING ISSUED ON 10/10/2022 TO APPEAR ON 11/01/2022 FOR HEARING. ORDER OF CONTINUANCE; APPEAR ON 12/01/2022 FOR HEARING.
3.8	CASE 2022-361	OWNER(S): ARANGO, SEBASTIAN DARIO ADDRESS: 5040 SW 186 AVE FOLIO: 5039 36 01 0174 VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, FILLING WITHOUT APPROVAL OR PERMITS.	STATUS: NOTICE OF VIOLATION ISSUED ON 09/20/2022. NOTICE OF HEARING ISSUED ON 10/10/2022 TO APPEAR ON 11/01/2022 FOR HEARING. ADMITTED VIOLATION; GIVEN UNTIL 05/03/2023 TO COMPLY OR TO APPEAR ON 05/04/2023 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$250.00 A DAY WILL BE IMPOSED AFTER THAT. WAIVED ADMINISTRATIVE COST.

3.9	CASE 2022-363	OWNER(S): STIRLING ROAD LAND TRUST LLC ADDRESS: 13495 STIRLING RD FOLIO: 5040 35 01 0091 VIOLATION(S): TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMIT, WALL POSTS WITHOUT A PERMIT.	STATUS: NOTICE OF VIOLATION ISSUED ON 09/21/2022. NOTICE OF HEARING ISSUED ON 10/05/2022 TO APPEAR ON 11/01/2022 FOR HEARING. ADMITTED VIOLATION; GIVEN UNTIL 11/30/2022 TO COMPLY OR TO APPEAR ON 12/01/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE IMPOSED AFTER THAT. WAIVED ADMINISTRATIVE COST.
3.10	CASE 2022-368	OWNER(S): VALDES GARDENS LLC ADDRESS: SW 185 WAY FOLIO: 5139 01 01 0502 VIOLATION(S): TSWR CODE SEC. 020-040(D) THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION.	STATUS: NOTICE OF VIOLATION ISSUED ON 09/23/2022. NOTICE OF HEARING ISSUED ON 10/07/2022 TO APPEAR ON 11/01/2022 FOR HEARING. COMPLIED PRIOR TO HEARING.
3.11	CASE 2022-377	OWNER(S): MORRIS, DEBORAH ADDRESS: 6810 SW 127 AVE FOLIO: 5140 02 01 0252 VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, FILLING WITHOUT APPROVAL OR PERMITS.	STATUS: NOTICE OF VIOLATION ISSUED ON 10/03/2022. NOTICE OF HEARING ISSUED ON 10/13/2022 TO APPEAR ON 11/01/2022 FOR HEARING. ORDER OF DISMISSAL; CASE DISMISSED BY THE MAGISTRATE.

4. CITATIONS

<p>4.1</p>	<p>CASE 2022A-168</p>	<p>OWNER(S): SOUTH FLORIDA HINDU TEMPLE INC ADDRESS: 13010 GRIFFIN RD FOLIO: 5040 26 06 0010 VIOLATION(S): TSWR CODE SEC. 7-3(A) FALSE ALARM IN EXCESS OF (2) THIRD FALSE ALARM. FIRST FALSE ALARM ON 01/16/2022, SECOND FALSE ALARM ON 04/05/2022, THIRD FALSE ALARM ON 09/03/2022.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 05/04/2022. CIVIL NOTICE OF VIOLATION ISSUED ON 10/04/2022. NOTICE OF HEARING ISSUED ON 10/04/2022 TO APPEAR ON 11/01/2022 FOR HEARING. 1ST FALSE ALARM ON 01/16/2022 2ND FALSE ALARM ON 04/05/2022 3RD FALSE ALARM ON 09/03/2022. PAID PRIOR TO HEARING.</p>
<p>4.2</p>	<p>CASE 2022A-293</p>	<p>OWNER(S): MARQUEZ, LUIS B ADDRESS: 5851 ESTATES DR FOLIO: 5040 34 08 0020 VIOLATION(S): TSWR CODE SEC. 7-3(A) FALSE ALARM IN EXCESS OF (2) THIRD FALSE ALARM. FIRST FALSE ALARM ON 07/23/2022 AT 8:04 AM, SECOND FALSE ALARM ON 07/23/2022 9:36 AM, THIRD FALSE ALARM ON 09/28/2022.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 08/1/2022. CIVIL NOTICE OF VIOLATION ISSUED ON 10/04/2022. NOTICE OF HEARING ISSUED ON 10/04/2022 TO APPEAR ON 11/01/2022 FOR HEARING. 1ST FALSE ALARM ON 07/23/2022 AT 08:04 AM 2ND FALSE ALARM ON 07/23/2022 AT 9:36 AM 3RD FALSE ALARM ON 09/28/2022. PAID PRIOR TO HEARING.</p>

- 5. RE-HEARINGS:
- 6. FORECLOSURE REQUESTS
- 7. REPEAT VIOLATION

7.1	CASE 2022-	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	STATUS:
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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).