

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**  
**MARCH 6<sup>TH</sup>, 2023**  
**9:00 A.M.**

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

2.1	<b>CASE</b> <b>2021-298</b>	<b>OWNER(S):</b> KUBAT, ROBERT D & ELEINES P <b>ADDRESS:</b> 17001 SW 64 COURT <b>FOLIO:</b> 5140 05 17 0040  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080(A), 005-090 (C)(D)(E)</b> FAILURE TO COMPLY WITH CONDITIONS OF APPROVAL FOR DEVELOPMENT ORDER. CONDITIONS OF APPROVAL REQUIRED IMPLEMENTATION OF AN ASPHALT ROAD TO SERVICE LOT.	<b>STATUS:</b> 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.
-----	--------------------------------	--	--

			<p><b>A FINE IN THE AMOUNT OF \$150.00 A DAY IS IMPOSED AS OF 03/06/2023.</b>  <b>\$150.00 ADMINISTRATIVE COST</b></p>
<p>2.2</p>	<p><b>CASE 2022-169</b></p>	<p><b>OWNER(S):</b> LM PROPERTY HOLDINGS LLC  <b>ADDRESS:</b> 5400 SW 188 AVE  <b>FOLIO:</b> 5039 36 05 0320  <b>VIOLATION(S):</b>  1. <b>TSWR CODE SEC. 005-080 WORK</b> WITHOUT PERMITS, FILLING OR GRADING WITHOUT APPROVAL OR PERMITS.  2. <b>TSWR CODE SEC. 005-080(A)</b> WORK WITHOUT A PERMIT, CONCRETE PAD AND TWO ACCESORY STRUCTURES WITH ELECTRICAL AND PLUMBING WITHOUT A PERMIT.  3. <b>TSWR CODE SEC. 045-030 (C)(1)</b> ALL VEHICLES AND EQUIPMENT PARKED OR STORED MUST BE REGISTERED TO A PERMANENT, FULL-TIME RESIDENT OF THE PREMISES. <b>COMPLIED</b></p>	<p><b>STATUS:</b></p> <p>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> <p>AMENDED FINAL ORDER; GIVEN UNTIL 02/05/2023 TO COMPLY OR APPEAR ON 02/06/2023 FOR HEARING IF NOT IN COMPLIANCE.</p> <p>AMENDED FINAL ORDER; GIVEN UNTIL 03/05/2023 TO COMPLY OR TO APPEAR ON</p>

			03/06/2023 FOR HEARING IF NOT IN COMPLIANCE.  <b>COMPLIED PRIOR TO HEARING.</b>
2.3	<b>CASE</b> <b>2022-187</b>	<b>OWNER(S):</b> EDERLYI, SCOTT EDERLYI, MELISSA <b>ADDRESS:</b> 18521 SW 58 ST <b>FOLIO:</b> 5039 36 04 0060 <b>VIOLATION(S):</b> <b>1-TSWR CODE SEC.005-080 (A)</b> WORK WITHOUT A PERMIT. WORK WITHOUT A PERMIT FOR *INSTALLED POOL HEATER *CHICKEN COOP STRUCTURE *FILL <b>IN COMPLIANCE</b> <b>2-SEC.095-030 (C)</b> PROHIBITED OUTDOOR LIGHTING. PROHIBITED OUTDOOR LIGHTING GLARE ONTO STREET OR ADJACENT PROPERTY <b>IN COMPLIANCE</b> <b>3-SEC.045-100 (A)</b> REQUIRED YARDS. REQUIRED YARDS ANY ROOFED STRUCTURE, COOP USED FOR THE SHELTER OF ANIMALS, BIRDS, FOWLS SHALL BE SUBJECT TO A FIFTY (50) FOOT YARD REQUIREMENT	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 05/12/2022.  NOTICE OF HEARING ISSUED ON 05/25/2022 TO APPEAR ON 07/06/2022 FOR HEARING.  ADMITTED VIOLATION; GIVEN 60 DAYS FOR VIOLATION #1 TO COMPLY BY 09/12/2022 OR TO APPEAR ON 09/13/2022 FOR HEARING IF NOT IN COMPLIANCE.  GIVEN 120 DAYS FOR VIOLATION #3 TO COMPLY BY 11/30/2022 OR APPEAR FOR HEARING ON 12/01/2022. A FINE IN THE AMOUNT OF \$150.00 A DAY PER VIOLATION WILL BE APPLIED AFTER THAT. ORDER OF CONTINUANCE; COMPLY BY 02/05/2023 OR APPEAR ON 02/06/2023 FOR HEARING IF NOT IN COMPLIANCE.  AMENDED FINAL ORDER; GIVEN UNTIL 03/05/2023 TO COMPLY OR TO APPEAR ON 03/06/2023 FOR HEARING IF NOT IN COMPLIANCE.  <b>AMENDED FINAL ORDER; GIVEN UNTIL 04/03/2023 TO COMPLY OR TO APPEAR FOR HEARING 04/04/2023 IF NOT IN COMPLIANCE.</b>

<p>2.4</p>	<p><b>CASE</b> <b>2022-330</b></p>	<p><b>OWNER(S):</b> VJ PROPERTY VENTURE LLC  <b>ADDRESS:</b> 6453 SW 185 WAY  <b>FOLIO:</b> 5139 01 01 0310  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 045-030(C)(1)</b>  ALL VEHICLES AND EQUIPMENT PARKED OR STORED MUST BE REGISTERED TO A PERMANENT, FULL-TIME RESIDENT OF THE PREMISES.</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 08/27/2022.  NOTICE OF HEARING ISSUED ON 10/07/2022 TO APPEAR ON 12/06/2022 FOR HEARING.  ADMITTED VIOLATION;  GIVEN UNTIL 01/02/2023 TO REMOVE ALL VEHICLES FROM PROPERTY 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.  AMENDED FINAL ORDER;  GIVEN 60 DAYS TO COMPLY BY 03/05/2023 OR TO APPEAR FOR HEARING ON 03/06/2023 IF NOT IN COMPLIANCE.</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>
<p>2.5</p>	<p><b>CASE</b> <b>2022-381</b></p>	<p><b>OWNER(S):</b> GONZALEZ, ROBERT  <b>ADDRESS:</b> 4928 SW 198 TERR  <b>FOLIO:</b> 5039 35 08 0060  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080</b>  WORK WITHOUT A PERMIT, MULTIPLE STRUCTURES ON EAST SIDE OF THE PROPERTY WITHOUT A PERMIT.</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 10/10/2022.  NOTICE OF HEARING ISSUED ON 12/29/2022 TO APPEAR ON 02/06/2023 FOR HEARING.</p> <p>FOUND IN VIOLATION;  GIVEN 30 DAYS TO COMPLY BY 03/05/2023 OR TO APPEAR FOR HEARING ON 03/06/2023 IF NOT IN COMPLIANCE.  A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT.</p> <p><b>AMENDED FINAL ORDER:  GIVEN UNTIL 05/03/2023 TO COMPLY OR TO APPEAR ON 05/04/2023 FOR HEARING IF NOT IN COMPLIANCE.</b></p>

2.6	<p><b>CASE</b> <b>2022-393</b></p>	<p><b>OWNER(S):</b> BOULET, BEN &amp; KAREN  <b>ADDRESS:</b> 17105 RESERVE CT  <b>FOLIO:</b> 5040 32 18 0040  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080</b>  WORK WITHOUT PERMITS, FILLING WITHOUT APPROVAL OR PERMITS.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 10/12/2022.</p> <p>NOTICE OF HEARING ISSUED ON 12/01/2022 TO APPEAR ON 01/03/2023 FOR HEARING.</p> <p>FOUND IN VIOLATION;  GIVEN 30 DAYS TO COMPLY BY 02/05/2023 OR TO APPEAR FOR HEARING ON 02/06/2023 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 03/05/2023 TO COMPLY OR TO APPEAR ON 03/06/2023 FOR HEARING IF NOT IN COMPLIANCE.</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>
2.7	<p><b>CASE</b> <b>2022-420</b></p>	<p><b>OWNER(S):</b> STAR MOUNTAIN STABLES LLC  <b>ADDRESS:</b> 12851 STIRLING RD  <b>FOLIO:</b> 5040 35 01 0054  <b>VIOLATION(S):</b> <b>1. TSWR CODE SEC. 005-080(A)</b>  WORK WITHOUT A PERMIT, FENCE WITHOUT A PERMIT.</p> <p><b>2. TSWR CODE SEC. 10-25 (B)</b> A NUISANCE TREE SHALL BE REMOVED TO ALLEVIATE ANY THREAT.  <b>COMPLIED</b></p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 10/25/2022.</p> <p>NOTICE OF HEARING ISSUED ON 11/17/2022 TO APPEAR ON 12/06/2022 FOR HEARING.</p> <p>ADMITTED VIOLATION;  GIVEN UNTIL 02/05/2023 TO COMPLY OR TO APPEAR ON 02/06/2023 FOR HEARING IF NOT IN COMPLIANCE.  A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE IMPOSED AFTER THAT.</p> <p>AMENDED FINAL ORDER;  GIVEN UNTIL 03/05/2023 TO COMPLY OR TO APPEAR ON 03/06/2023 FOR HEARING IF NOT IN COMPLIANCE.</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>

2.8	CASE 2022-464	<p><b>OWNER(S):</b> CACCAVALE, ANTONIO &amp; JESSICA  <b>ADDRESS:</b> SW 65 CT  <b>FOLIO:</b> 5140 06 01 0200  <b>VIOLATION(S):</b> <b>1) TSWR CODE SEC. 005-080(A)</b> WORK WITHOUT PERMIT, BRINGING FILL ON PROPERTY WITHOUT APPROVAL OR PERMIT</p> <p><b>2) TSWR CODE SEC. 045-030(C)(1)</b> ALL VEHICLES AND EQUIPMENT PARKED OR STORED MUST BE REGISTERED TO A PERMANENT, FULL-TIME RESIDENT OF THE PREMISES</p> <p><b>3) TSWR CODE SEC. 045-030 (C)(5)(D)</b> EXCEEDING NUMBER OF RECREATIONAL VEHICLES (2) WITHOUT PROPER SCREENING</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 12/13/2022.</p> <p>NOTICE OF HEARING ISSUED ON 12/29/2022 TO APPEAR ON 02/06/2023 FOR HEARING.</p> <p>ADMITTED VIOLATION GIVEN 30 DAYS TO COMPLY BY 03/05/2023 OR TO APPEAR FOR HEARING ON 03/06/2023 IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT.  <b>COMPLIED PRIOR TO HEARING.</b></p>
-----	------------------	--	--

3. NEW CASES

3.1	CASE 2022-411	<p><b>OWNER(S):</b> VIDAL, RUBEN RENOVA, BERTHA  <b>ADDRESS:</b> 17240 SW 66 ST  <b>FOLIO:</b> 5140 06 04 0020  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 045-030 (C)(1)</b> ALL VEHICLES AND EQUIPMENT PARKED OR STORED MUST BE REGISTERED TO A PERMANENT, FULL-TIME RESIDENT OF THE PREMISES.  <b>TSWR CODE 045-030(C)(4)(a)</b> STORAGE OF COMMERCIAL VEHICLES EXCEEDING (2).  <b>TSWR CODE 045-030(C)(4)(b)</b> STORAGE OF COMMERCIAL VEHICLES IS ONLY ALLOWED IF FOR NONBUSINESS AND NONSTORAGE PURPOSE.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 10/20/2022.</p> <p>NOTICE OF HEARING ISSUED ON 01/11/2023 TO APPEAR ON 02/06/2023 FOR HEARING.</p> <p>ORDER OF CONTINUANCE TO APPEAR ON 03/06/2023 FOR HEARING.</p> <p><b>CONTESTED VIOLATION; GIVEN 30 DAYS FROM THE DATE OF RECEIVING TRANSCRIPTS TO PROVIDE A BRIEF.</b></p>
-----	------------------	--	--

3.2	CASE 2022-457	OWNER(S): BALDWIN, JASON ADDRESS: 20221 SW 48 ST FOLIO: 5039 35 03 0460 VIOLATION(S): <b>TSWR CODE SEC. 005-080(A)</b> WORK WITHOUT A PERMIT, CONCRETE SLAB WITHOUT A PERMIT.	STATUS:  NOTICE OF VIOLATION ISSUED ON 12/07/2022.  NOTICE OF HEARING ISSUED ON 01/24/2023 TO APPEAR ON 03/06/2023 FOR HEARING.  <b>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 \$150.00 A DAY WILL BE APPLIED AFTER THAT. ADMINISTRATIVE COST WAIVED.</b>
3.3	CASE 2022-460	OWNER(S): MASSON, KIMBERLY KAY & ROBERTO F ADDRESS: 18531 SW 58 ST FOLIO: 5039 36 04 0070 VIOLATION(S): <b>TSWR CODE SEC. 005-080(A)</b> WORK WITHOUT A PERMIT, GATE WITHOUT A PERMIT.	STATUS:  NOTICE OF VIOLATION ISSUED ON 12/09/2022.  NOTICE OF HEARING ISSUED ON 01/24/2022 TO APPEAR ON 03/06/2023 FOR HEARING.  <b>COMPLIED PRIOR TO HEARING.</b>
3.4	CASE 2022-472	OWNER(S): WHITMAN, HEATHER H/E MARTINEZ, RIGER ADDRESS: 5350 SW 198 TERR FOLIO: 5039 35 08 0191 VIOLATION(S): <b>TSWR CODE SEC. 020- 040(A)(E)(3), 090-100(C)</b> FAILURE TO MAINTAIN ROAD ADJACENT TO PROPERTY. ROAD HAS AREAS WHERE ASPHALT HAS DETERIORATED.	STATUS:  NOTICE OF VIOLATION ISSUED ON 12/28/2022.  NOTICE OF HEARING ISSUED ON 02/06/2023 TO APPEAR ON 03/06/2023 FOR HEARING.  <b>FOUND IN VIOLATION;  GIVEN UNTIL 03/16/2023 TO COMPLY OR APPEAR FOR HEARING ON 04/04/2023 IF NOT IN COMPLIANCE, A FINE IN THE AMOUNT OF \$250.00 A DAY WILL BE APPLIED AFTER THAT. \$150.00 ADMINISTRATIVE COST.</b>

3.5	CASE 2022-476	OWNER(S): BOZEK, DUSTIN & DIANA ADDRESS: 5101 SW 178 AVE FOLIO: 5040 31 01 0066 VIOLATION(S): <b>TSWR CODE SEC. 020-040(D)</b> THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION.	STATUS:  NOTICE OF VIOLATION ISSUED ON 12/28/2022.  NOTICE OF HEARING ISSUED ON 02/06/2023 TO APPEAR ON 03/06/2023 FOR HEARING.  <b>COMPLIED PRIOR TO HEARING.</b>
3.6	CASE 2023-014	OWNER(S): THOMAS, SHEEJA VARGHESE, PETER ADDRESS: 5921 SW 196 LN FOLIO: 5039 36 07 0010 VIOLATION(S): <b>TSWR CODE SEC. 005-080</b> WORK WITHOUT PERMITS, FILLING OR GRADING WITHOUT APPROVAL OR PERMITS.	STATUS:  NOTICE OF VIOLATION ISSUED ON 01/12/2023.  NOTICE OF HEARING ISSUED ON 01/25/2023 TO APPEAR ON 03/06/2023 FOR HEARING.  <b>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 \$150.00 A DAY WILL BE APPLIED AFTER THAT.</b>
3.7	CASE 2023-016	OWNER(S): FAHIMIPOUR, MEHRDAD & COTY ADDRESS: JAMES B PIRTLE AVE FOLIO: 5040 35 13 0020 VIOLATION(S): <b>TSWR SEC.020-040(D)</b> 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 01/12/2023.  NOTICE OF HEARING ISSUED ON 01/27/2023 TO APPEAR ON 03/06/2023 FOR HEARING.  <b>COMPLIED PRIOR TO HEARING.</b>



3.8	CASE 2023-030	<p><b>OWNER(S):</b> LF JAMIL INVESTMENTS INC  <b>ADDRESS:</b> 4801 SW 198 TERR  <b>FOLIO:</b> 5039 35 08 0010  <b>VIOLATION(S):</b> <b>TSWR SEC.020-040(A) 1</b> IT SHALL BE THE RESPONSIBILITY OF ALL 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. VEGETATIVE DEBRIS IN THE MIDDLE OF VACANT LOT.</p> <p><b>TSWR CODE SEC. 045-030(C) 2</b> PARKING AND STORAGE OF COMMERCIAL VEHICLES IS ALLOWED ONLY AS AN ACCESSORY USE TO A PERMANENT DWELLING. COMMERCIAL VEHICLE ON VACANT LOT. - <b>COMPLIED</b></p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 01/31/2023.</p> <p>NOTICE OF HEARING ISSUED ON 02/15/2023 TO APPEAR ON 03/06/2023 FOR HEARING.</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>
3.9	CASE 2023-034	<p><b>OWNER(S):</b> MIAMI 1203 LLC  <b>ADDRESS:</b> 15931 SW 56 ST  <b>FOLIO:</b> 5040 33 14 0020  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-270 A</b> TOWN PERMIT IS REQUIRED FOR ANY USE OF SWALES THAT INVOLVES EARTHWORK. FILLING IN ADJACENT SWALE.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 01/31/2023.</p> <p>NOTICE OF HEARING ISSUED ON 02/16/2023 TO APPEAR ON 03/06/2023 FOR HEARING.</p> <p><b>FOUND IN VIOLATION; GIVEN UNTIL 04/03/2023 TO COMPLY OR TO APPEAR FOR HEARING ON 04/04/2023 IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT. \$150.00 ADMINISTRATIVE COST.</b></p>

3.10	CASE 2023-042	<p><b>OWNER(S):</b> MARTINEZ, OSMANY &amp; NORAIMA  <b>ADDRESS:</b> 4660 SW 148 AVE  <b>FOLIO:</b> 5040 27 01 0250  <b>VIOLATION(S):</b> <b>1. TSWR CODE SEC. 035-080 (D)(2)</b> IN NO EVENT SHALL ANY ASSEMBLY BE HELD FOR PROFIT, NOR SHALL THERE BE ANY ADMISSION FEE, PAYMENT, OR OTHER CONSIDERATION, ASIDE FROM NORMAL CONGRATULATORY GIFTS, GIVEN FOR PARTICIPATION IN THE ASSEMBLY OR FOR USE OF THE PREMISES, AND IN NO EVENT SHALL ANY ASSEMBLY BE ADVERTISED OR OPEN TO THE GENERAL PUBLIC.</p> <p><b>2. TSWR CODE SEC. 9-3, 9-4</b> NOISE DISTURBANCE PROHIBITED: NO PERSON SHALL MAKE, CONTINUE, ANY NOISE DISTURBANCE. NO PERSON SHALL OPERATE ANY SOUND IN SUCH MANNER AS TO CREATE A NOISE DISTURBANCE THAT IS AUDIBLE IN A RECEIVING LAND.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF HEARING ISSUED ON 02/08/2023 TO APPEAR ON 03/06/2023 FOR HEARING.</p> <p><b>FOUND IN VIOLATION;  A FINE IN THE AMOUNT OF \$1,000.00 IS IMPOSED FOR ITEM #2.  \$150.00 ADMINISTRATIVE COST.</b></p>
3.11	CASE 2023-047	<p><b>OWNER(S):</b> SARA LUNA REV LIV TR LUNA, SARA TRSTEE  <b>ADDRESS:</b> 14741 SUNSET LN  <b>FOLIO:</b> 5140 03 01 0148  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 9-3, 9-4</b> NOISE DISTURBANCE PROHIBITED: NO PERSON SHALL MAKE, CONTINUE, ANY NOISE DISTURBANCE. NO PERSON SHALL OPERATE ANY SOUND IN SUCH MANNER AS TO CREATE A NOISE DISTURBANCE THAT IS AUDIBLE IN A RECEIVING LAND.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 02/13/2023.</p> <p>NOTICE OF HEARING ISSUED ON 02/15/2023 TO APPEAR ON 03/06/2023 FOR HEARING.</p> <p><b>ORDER OF CONTINUANCE TO APPEAR ON 04/04/2023 FOR HEARING.</b></p>

**4. CITATIONS**

4.1	CASE 2023A-	<p><b>OWNER(S):</b>  <b>ADDRESS:</b>  <b>FOLIO:</b>  <b>VIOLATION(S):</b></p>	<b>STATUS:</b>
4.2	CASE 2023A-	<p><b>OWNER(S):</b>  <b>ADDRESS:</b>  <b>FOLIO: VIOLATION(S):</b></p>	<b>STATUS:</b>

**5. RE-HEARINGS:**

**6. FORECLOSURE REQUESTS**

**7. REPEAT VIOLATION**

<p><b>7.1</b></p>	<p><b>CASE</b> <b>2022-439</b></p>	<p><b>OWNER(S):</b> ATLAS INVESTMENTS LLC  <b>ADDRESS:</b> 4680 SW 148 AVE  <b>FOLIO:</b> 5040 27 01 0242  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 035-080 (D), 045-050, &amp; 045-060</b> ASSEMBLY SHALL BE DEEMED AN ACCESSORY USE OF AN OCCUPIED SINGLE-FAMILY DETACHED RESIDENCE.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 11/15/2022.</p> <p>NOTICE OF HEARING ISSUED ON 12/20/2022 TO APPEAR ON 01/03/2023 FOR HEARING.</p> <p>CONTESTED VIOLATION;  A FINE IN THE AMOUNT OF \$1,000.00 PER VIOLATION IS IMPOSED. TOTAL OF 6 VIOLATIONS= \$6,000.00  ANY FUTURE VIOLATIONS A FINE IN THE AMOUNT OF UP TO \$2,500.00 PER VIOLATION WILL BE IMPOSED.</p> <p>NOTICE OF HEARING ISSUED ON 01/11/2023 TO APPEAR ON 02/06/2023 FOR HEARING.</p> <p>ORDER OF CONTINUANCE TO APPEAR ON 03/06/2023 FOR HEARING.</p> <p><b>ORDER OF CONTINUANCE. DATE TO BE DETERMINED; CASE WILL BE SPECIAL SET.</b></p>
-------------------	--	--	---

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).