

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 3RD, 2023
9:00 A.M.**

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

2.1	CASE 2023-065	<p>OWNER(S): ULLOA, OSVALDO ALFONSO ULLOA, YOLASIS ADDRESS: 5201 SW 164 TERR FOLIO: 5040 32 05 0730 VIOLATION(S): 1. TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, FILLING OR GRADING WITHOUT APPROVAL OR PERMITS.</p> <p>2. 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. DISMISSED</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 03/01/2023.</p> <p>NOTICE OF HEARING ISSUED ON 04/25/2023 TO APPEAR ON 06/06/2023 FOR HEARING.</p> <p>FOUND IN VIOLATION; VIOLATION #1 GIVEN UNTIL 07/05/2023 TO COMPLY OR TO APPEAR ON 07/06/2023 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT. VIOLATION#2 DISMISSED.</p> <p>NOTICE OF HEARING ISSUED ON 7/06/2023 TO APPEAR ON 08/01/2023 FOR HEARING IF NOT IN COMPLIANCE.</p> <p>AMENDED FINAL ORDER; GIVEN UNTIL 09/06/2023 TO COMPLY OR TO APPEAR ON 09/07/2023 FOR HEARING IF NOT IN COMPLIANCE.</p> <p>AMENDED FINAL ORDER; GIVEN UNTIL 10/02/2023 TO COMPLY OR TO APPEAR FOR HEARING ON 10/03/2023 IF NOT IN COMPLIANCE.</p> <p>AMENDED FINAL ORDER: GIVEN UNTIL 11/06/2023 TO COMPLY OR TO APPEAR</p>
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			FOR HEARING ON 11/07/2023 IF NOT IN COMPLIANCE.
2.2	CASE 2023-084	<p>OWNER(S): IKSIMAR INVESTMENTS LLC % MANDEEP SINGH ADDRESS: SW 67 PL FOLIO: 5140 05 01 0070 VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, FILLING OR GRADING WITHOUT APPROVAL OR PERMITS.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 03/16/2023.</p> <p>NOTICE OF HEARING ISSUED ON 07/18/2023 TO APPEAR ON 08/01/2023 FOR HEARING.</p> <p>FOUND IN VIOLATION; GIVEN UNTIL 09/06/2023 TO COMPLY OR TO APPEAR ON 09/07/2023 FOR HEARING 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 10/02/2023 TO COMPLY OR TO APPEAR FOR HEARING ON 10/03/2023 IF NOT IN COMPLIANCE.</p> <p>COMPLIED PRIOR TO HEARING</p>
2.3	CASE 2023-096	<p>OWNER(S): CUARTAS, ANDRES FELIPE ARANGO, ALEXANDRA ADDRESS: 6301 SW 186 WAY FOLIO: 5139 01 02 0140 VIOLATION(S): 1. TSWR CODE 045-030(G)(4) ONLY ONE (1) GUESTHOUSE SHALL BE PERMITTED PER PLOT, AND IT MAY NOT BE RENTED, LEASED, OR SOLD SEPARATELY FROM OVERALL PROPERTY. A GUESTHOUSE SHALL NOT CONTAIN, NOR BE DESIGNED TO CONTAIN, A STOVE OR RANGE, A DISHWASHER, OR MORE THAN ONE (1) REFRIGERATOR.</p> <p>2. TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMIT, ACCESSORY STRUCTURE WITHOUT A PERMIT.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 03/27/2023.</p> <p>NOTICE OF HEARING ISSUED ON 05/09/2023 TO APPEAR ON 06/06/2023 FOR HEARING.</p> <p>ADMITTED VIOLATION; GIVEN UNTIL 09/06/2023 TO COMPLY OR TO APPEAR ON 09/07/2023 FOR HEARING 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 10/02/2023 TO COMPLY OR TO APPEAR FOR</p>

			<p>HEARING ON 10/03/2023 IF NOT IN COMPLIANCE.</p> <p>AMENDED FINAL ORDER: GIVEN UNTIL 11/06/2023 TO COMPLY OR TO APPEAR FOR HEARING ON 11/07/2023 IF NOT IN COMPLIANCE.</p>
2.4	CASE 2023-108	<p>OWNER(S): INVESTMENT MANAGEMENT MARLA LLC ADDRESS: 6540 MELALEUCA RD FOLIO: 5140 02 01 0173 VIOLATION(S): 1. TSWR CODE SEC. 9-3, 9-4 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. 2. 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.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 04/04/2023. NOTICE OF HEARING ISSUED ON 04/19/2023 TO APPEAR ON 05/04/2023 FOR HEARING. ORDER OF CONTINUANCE TO APPEAR ON 06/06/2023 FOR HEARING.</p> <p>GIVEN UNTIL 09/06/2023 TO COMPLY OR TO APPEAR ON 09/07/2023 FOR HEARING.</p> <p>AMENDED FINAL ORDER; GIVEN UNTIL 10/02/2023 TO COMPLY ITEM #2 OR TO APPEAR FOR HEARING ON 10/03/2023 IF NOT IN COMPLIANCE.</p> <p>ORDER OF CONTINUANCE TO APPEAR ON 11/07/2023 FOR HEARING.</p>
2.5	CASE 2023-118	<p>OWNER(S): INVESTMENT MANAGEMENT MARLA LLC ADDRESS: 6540 MELALEUCA RD FOLIO: 5140 02 01 0173 VIOLATION(S): TSWR 1) SEC. 045-050, 045-060, 005-120 2) 005-080 3) 005-080 4) 005-080 5) 005-080</p> <p>1) OPERATING A PRIMARILY COMMERCIAL OPERATION FROM A RESIDENTIALLY ZONED PROPERTY. CERTIFICATE OF USE IS NULL AND VOID DUE TO VIOLATION OF CS/HB 403 AND F.S. 559.955 (HOME-BASED BUSINESS) REQUIREMENTS.</p> <p>a. ACTIVITIES OF HOME-BASED BUSINESS</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 04/17/2023.</p> <p>NOTICE OF HEARING ISSUED ON 05/09/2023 TO APPEAR ON 06/06/2023 FOR HEARING.</p> <p>VIOLATION #1 CONTESTED GIVEN 14 DAYS TO GET TRANSCRIPTS FROM CODE HEARING AND 30 DAYS AFTER THAT TO PROVIDE A BRIEF.</p>

		<p>MUST BE SECONDARY USE TO THE PROPERTY'S USE AS A RESIDENTIAL DWELLING.</p> <p>b. THE BUSINESS EMPLOYEES WHO WORK AT THE RESIDENTIAL DWELLING MUST ALSO RESIDE IN THE RESIDENTIAL DWELLING ASIDE FROM TWO EMPLOYEES THAT MAY NOT RESIDE AT THE RESIDENTIAL DWELLING.</p> <p>c. PARKING RELATED TO BUSINESS MAY NOT GENERATE A NEED FOR PARKING GREATER IN VOLUME THAN A SIMILAR RESIDENCE WHERE NO BUSINESS IS CONDUCTED. VEHICLES MUST NOT BE PARKED IN SPACES THAT ARE LOCATED IN THE RIGHT OF WAY OR ON ANY UNIMPROVED SURFACE.</p> <p>d. BUSINESS ACTIVITIES MUST COMPLY WITH LOCAL REGULATIONS. (NOISE, NOXIOUS ODORS.)</p> <p>e. BUSINESS ACTIVITIES MUST COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS CONCERNING THE USE, STORAGE, OR DISPOSAL OF HAZARDOUS MATERIALS.</p> <p>f. AS VIEWED FROM THE STREET, THE RESIDENTIAL PROPERTY MUST BE CONSISTENT WITH THE USES OF THE RESIDENTIAL AREAS THAT SURROUND THE PROPERTY. ANY EXTERNAL MODIFICATIONS MUST CONFORM TO THE RESIDENTIAL CHARACTER AND ARCHITECTURAL AESTHETICS OF THE NEIGHBORHOOD.</p> <p>2) WORK WITHOUT ANY APPROVAL OR PERMIT. TO WIT: MULTIPLE STRUCTURES ON SITE WERE BUILT OR INSTALLED WITHOUT PERMITS OR ANY INSPECTIONS FOR MECHANICAL, STRUCTURAL, ELECTRICAL OR PLUMBING.</p> <p>3) WORK WITHOUT APPROVAL OR PERMIT. DRIVEWAY AND CONCRETE SLABS FOR STRUCTURES.</p> <p>4) WORK WITHOUT APPROVAL OR PERMITS. INTERIOR REMODEL OF PRINCIPAL STRUCTURE. DISMISSED</p> <p>5) WORK WITHOUT APPROVAL OR PERMITS. GAZEBO STRUCTURE IN POOL AREA.</p>	<p>VIOLATION #2 ADMITTED VIOLATION VIOLATION #3 ADMITTED VIOLATION VIOLATION #4 DISMISSED VIOLATION #5 ADMITTED VIOLATION GIVEN 60 DAY TO COMPLY BY 09/06/2023 OR TO APPEAR FOR HEARING ON 09/07/2023 IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT.</p> <p>ORDER OF CONTINUANCE TO APPEAR ON 11/07/2023 FOR HEARING.</p>
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2.6	CASE 2023-163	<p>OWNER(S): DODGE, MARY ADDRESS: 5360 SW 162 AVE FOLIO: 5040 32 01 0041 VIOLATION(S): 1. TSWR CODE SEC. 045-030 (C)(5)(B) RECREATIONAL VEHICLES SHALL NOT BE USED FOR LIVING PURPOSES. COMPLIED 2.TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, ACCESORY STRUCTURE ERECTED WITHOUT PERMITS.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 05/10/2023.</p> <p>NOTICE OF HEARING ISSUED ON 06/29/2023 TO APPEAR ON 08/01/2023 FOR HEARING.</p> <p>ADMITTED VIOLATION; GIVEN UNTIL 09/06/2023 TO COMPLY OR TO APPEAR ON 09/07/2023 FOR HEARING 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 10/02/2023 TO COMPLY ITEM #2 OR TO APPEAR FOR HEARING ON 10/03/2023 IF NOT IN COMPLIANCE.</p> <p>COMPLIED PRIOR TO HEARING.</p>
2.7	CASE 2023-209	<p>OWNER(S): OTERO, LEONARDO ADDRESS: 5021 SW 188 AVE FOLIO: 5039 36 02 0220 VIOLATION(S): TSWR CODE SEC. 020-040(D) THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 06/08/2023.</p> <p>NOTICE OF HEARING ISSUED ON 08/10/2023 TO APPEAR ON 09/07/2023 FOR HEARING.</p> <p>ADMITTED VIOLATION; GIVEN UNTIL 10/02/2023 TO COMPLY OR TO APPEAR ON 10/03/2023 FOR HEARING 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>

<p>2.8</p>	<p>CASE 2023-214</p>	<p>OWNER(S): MARCOS A DELGADO CORP % STEPHEN NUNEZ ADDRESS: 18901 SW 57 CT FOLIO: 5039 36 10 0470 VIOLATION(S): TSWR CODE SEC. 020-040(D) THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 06/12/2023. NOTICE OF HEARING ISSUED ON 08/07/2023 TO APPEAR ON 09/07/2023 FOR HEARING. FOUND IN VIOLATION; GIVEN UNTIL 09/18/2023 TO COMPLY OR TO APPEAR ON 10/03/2023 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT. COMPLIED PRIOR TO HEARING.</p>
<p>2.9</p>	<p>CASE 2023-220</p>	<p>OWNER(S): MUSTANG TRAIL RANCH USA LLC ADDRESS: 13900 MUSTANG TRL FOLIO: 5140 03 01 0452 VIOLATION(S): 1)TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMIT, FILLING PROPERTY WITHOUT A PERMIT. 2)TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMIT, BUILT ACCESSORY STRUCTURE WITHOUT A PERMIT.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 06/15/2023. NOTICE OF HEARING ISSUED ON 07/06/2023 TO APPEAR ON 08/01/2023 FOR HEARING. FOUND IN VIOLATION; GIVEN UNTIL 09/06/2023 TO COMPLY OR TO APPEAR ON 09/07/2023 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY PER VIOLATION WILL BE APPLIED AFTER THAT. AMENDED FINAL ORDER; GIVEN UNTIL 10/02/2023 TO COMPLY OR TO APPEAR FOR HEARING ON 10/03/2023 IF NOT IN COMPLIANCE. AMENDED FINAL ORDER: GIVEN UNTIL 11/06/2023 TO COMPLY OR TO APPEAR FOR HEARING ON 11/07/2023 IF NOT IN COMPLIANCE.</p>

2.10	<p>CASE 2023-222</p>	<p>OWNER(S): INVESTMENT MANAGEMENT MARLA LLC ADDRESS: 6540 MELALEUCA RD FOLIO: 5140 02 01 0173 VIOLATION(S): 1. TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMIT, STRUCTURE ON SOUTH PROPERTY LINE (IDENTIFIED AS A HORSE STABLE) WITHOUT A PERMIT.</p> <p>2. TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMIT, STRUCTURE ON SOUTHEAST PROPERTY LINE (IDENTIFIED AS AN OFFICE) WITHOUT A PERMIT.</p> <p>3. TSWR SEC. 005-270 ILLEGAL USE OF RIGHT OF WAY, PLANTING SHRUBS ON RIGHT OF WAY WITHOUT APPROVAL OR PERMITS.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 06/30/2023.</p> <p>NOTICE OF HEARING ISSUED ON 08/07/2023 TO APPEAR ON 09/07/2023 FOR HEARING.</p> <p>ADMITTED VIOLATION; GIVEN UNTIL 11/06/2023 TO COMPLY FOR ITEMS #1 AND #3 OR TO APPEAR FOR HEARING ON 11/07/2023 IF NOT IN COMPLIANCE.</p> <p>A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT PER VIOLATION.</p> <p>GIVEN UNTIL 10/02/2023 TO COMPLY FOR ITEM #2 OR TO APPEAR FOR HEARING ON 10/03/2023 IF NOT IN COMPLIANCE.</p> <p>AMENDED FINAL ORDER: GIVEN UNTIL 10/10/2023 TO CONDUCT AN INSPECTION FOR ITEM #2 OR TO APPEAR FOR HEARING ON 11/07/2023. ITEMS #1 AND #3 ARE SET FOR COMPLIANCE BY 11/06/2023 OR TO APPEAR ON 11/07/2023 IF NOT IN COMPLIANCE.</p>
2.11	<p>CASE 2023-236</p>	<p>OWNER(S): MEJIA, MARIA FERNANDA ADDRESS: 14000 LURAY RD FOLIO: 5140 03 01 0330 VIOLATION(S): TSWR CODE SEC. 020-040(D) THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 06/21/2023.</p> <p>NOTICE OF HEARING ISSUED ON 08/07/2023 TO APPEAR ON 09/07/2023 FOR HEARING.</p> <p>FOUND IN VIOLATION; GIVEN UNTIL 09/18/2023 TO COMPLY OR TO APPEAR ON 10/03/2023 FOR HEARING IF NOT IN COMPLIANCE.</p>

			<p>A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT.</p> <p>A FINE IN THE AMOUNT OF \$150.00 A DAY IS IMPOSED AS OF 09/18/2023. \$150.00 ADMINISTRATIVE COST.</p>
2.12	CASE 2023-263	<p>OWNER(S): SAMUEL, CHANDY & SYDNEE ADDRESS: 14201 STIRLING RD FOLIO: 5040 34 01 0490 VIOLATION(S): TSWR CODE SEC. 045-100(C), 005-080 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. WORK WITHOUT PERMITS, COOP ON NW CORNER OF THE PROPERTY WITHOUT APPROVAL OR PERMITS.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 07/13/2023.</p> <p>NOTICE OF HEARING ISSUED ON 08/10/2023 TO APPEAR ON 09/07/2023 FOR HEARING.</p> <p>ADMITTED VIOLATION; GIVEN UNTIL 10/02/2023 TO COMPLY OR TO APPEAR ON 10/03/2023 FOR HEARING 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 12/29/2023 TO COMPLY OR TO APPEAR ON 01/02/2024 FOR HEARING IF NOT IN COMPLIANCE.</p>

3. NEW CASES

3.1	CASE 2023-090	<p>OWNER(S): CASA DI FORTUNA LLC ADDRESS: 13101 MUSTANG TRL FOLIO: 5140 02 01 0322 VIOLATION(S): TSWR CODE SEC. 095-030(C) LIGHTING THAT RESULTS IN GLARE ONTO ADJACENT PROPERTIES OR STREETS</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 03/21/2023.</p>
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		IS PROHIBITED.	<p>NOTICE OF HEARING ISSUED ON 07/21/2023 TO APPEAR ON 09/07/2023 FOR HEARING.</p> <p>ORDER OF CONTINUANCE TO APPEAR ON 10/03/2023 FOR HEARING.</p> <p>1) ORIGINAL ORDER OF CONTINUANCE TO BE REVISED DUE TO ORDER STATING “THE RESPONDENT(S) VIOLATED TSWR....” SECTION SHOULD BE REMOVED FROM ORDER OF CONTINUANCE.</p> <p>2) ORDER OF CONTINUANCE TO APPEAR ON 11/07/2023 FOR HEARING.</p>
3.2	CASE 2023-092	<p>OWNER(S): HEFTER, MAX & SMADAR ADDRESS: 6820 APPALOOSA TRL FOLIO: 5140 02 01 0261 VIOLATION(S): TSWR CODE SEC. 045-030 (F)(4) YARDS WHERE LIVESTOCK OR OTHER ANIMALS ARE ALLOWED ACCESS SHALL BE FENCED TO PREVENT THE ANIMALS FROM ACCESSING STREETS AND ADJACENT PROPERTIES.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 03/23/2023.</p> <p>NOTICE OF HEARING ISSUED ON 08/30/2023 TO APPEAR ON 10/03/2023 FOR HEARING.</p> <p>CASE DISMISSED.</p>
3.4	CASE 2023-202	<p>OWNER(S): MANDARINO, DANIEL ADDRESS: SW 64 CT FOLIO: 5140 05 17 0030 VIOLATION(S): TSWR CODE SEC. 020-040(D) THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 06/02/2023.</p> <p>NOTICE OF HEARING ISSUED ON 09/13/2023 TO APPEAR ON 10/03/2023 FOR HEARING.</p> <p>COMPLIED PRIOR TO HEARING.</p>
3.5	CASE 2023-218	<p>OWNER(S): BRUMMER, RAPHAEL ADDRESS: 17850 SW 50 CT FOLIO: 5040 31 01 0191 VIOLATION(S): TSWR CODE SEC. 005-080(A) WORK WITHOUT A PERMIT, ACCESSORY STRUCTURES WITHOUT A PERMIT.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 06/14/2023.</p> <p>NOTICE OF HEARING ISSUED ON 08/30/2023 TO APPEAR ON 10/03/2023 FOR HEARING.</p> <p>ADMITTED VIOLATION; GIVEN UNTIL 12/04/2023 TO</p>

			<p>OBTAIN A PERMIT AND GIVEN UNTIL 12/29/23 TO OBTAIN ALL INSPECTIONS OR TO APPEAR ON 01/02/2024 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT. WAIVED ADMINISTRATIVE COST.</p>
3.6	CASE 2023-271	<p>OWNER(S): PARRADO, JUAN & AMARILYS ADDRESS: 17720 SW 70 PL FOLIO: 5140 06 04 0038 VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT PERMITS, FILLING OR GRADING WITHOUT APPROVAL OR PERMITS.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 07/18/2023.</p> <p>NOTICE OF HEARING ISSUED ON 09/13/2023 TO APPEAR ON 10/03/2023 FOR HEARING.</p> <p>COMPLIED PRIOR TO HEARING.</p>
3.7	CASE 2023-286	<p>OWNER(S): APART FLORIDA LLC ADDRESS: 5500 SW 198 TERR FOLIO: 5039 35 08 0230 VIOLATION(S): TSWR CODE SEC. 020-040(D) THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 07/24/2023.</p> <p>NOTICE OF HEARING ISSUED ON 08/28/2023 TO APPEAR ON 10/03/2023 FOR HEARING.</p> <p>COMPLIED PRIOR TO HEARING.</p>
3.8	CASE 2023-345	<p>OWNER(S): JEAN-MARIE, SOREL PAUL, MARIE ANGE ADDRESS: 5130 SW 208 LN FOLIO: 5039 34 01 0015 VIOLATION(S): TSWR CODE SEC. 045-030 (F)(4) YARDS WHERE LIVESTOCK OR OTHER ANIMALS ARE ALLOWED ACCESS SHALL BE FENCED TO PREVENT THE ANIMALS FROM ACCESSING STREETS AND ADJACENT PROPERTIES.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 08/16/2023.</p> <p>NOTICE OF HEARING ISSUED ON 08/28/2023 TO APPEAR ON 10/03/2023 FOR HEARING.</p> <p>FOUND IN VIOLATION; A FINE OF \$1,500.00 TO BE IMPOSED FOR ANY FUTURE VIOLATIONS. \$150.00 ADMINISTRATIVE COST.</p>

4. CITATIONS

<p>4.1</p>	<p>CASE 2022-273</p>	<p>OWNER(S): MASSON, KIMBERLY KAY & ROBERTO F ADDRESS: 18531 SW 58 ST FOLIO: 5039 36 04 0070 VIOLATION(S): TSWR CODE 045-030(C)(4)(a) STORAGE OF COMMERCIAL VEHICLES EXCEEDING (1)</p>	<p>STATUS:</p> <p>WARNING NOTICE OF VIOLATION ISSUED ON 07/18/2022.</p> <p>CIVIL NOTICE OF VIOLATION ISSUED ON 04/21/2023. PAID</p> <p>CIVIL NOTICE OF VIOLATION ISSUED ON 07/31/2023. \$500.00</p> <p>CIVIL NOTICE OF VIOLATION ISSUED ON 08/01/2023. \$500.00</p> <p>ORDER OF CONTINUANCE TO APPEAR ON 11/07/2023 FOR HEARING.</p>
<p>4.2</p>	<p>CASE 2023A-066</p>	<p>OWNER(S): DAVIS, MEGAN H & VONTAE O ADDRESS: 6051 SW 178 AVE FOLIO: 5140 06 13 0100 VIOLATION(S): TSWR CODE SEC. 7-3(A) FALSE ALARM IN EXCESS OF (6) SEVENTH FALSE ALARM. FIRST FALSE ALARM ON 02/02/2023, SECOND FALSE ALARM ON 02/22/2023, AND THIRD FALSE ALARM ON 03/06/2023, FOURTH FALSE ALARM ON 06/27/2023, FIFTH FALSE ALARM ON 08/14/2023, SIXTH FALSE ALARM ON 08/21/2023, SEVENTH FALSE ALARM ON 08/26/2023.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 03/01/2023.</p> <p>CIVIL NOTICE OF VIOLAION ISSUED ON 04/03/2023.</p> <p>NOTICE OF HEARING ISSUED ON 04/03/2023 TO APPEAR ON 05/04/2023 FOR HEARING.</p> <p>1 FALSE ALARM ON 02/02/2023 2 FALSE ALARM ON 02/22/2023 3 FALSE ALARM ON 03/06/2023 PAID 4 FALSE ALARM ON 06/27/2023 PAID 5 FALSE ALARM ON 08/14/2023 6 FALSE ALARM ON 08/21/2023 7 FALSE ALARM ON 08/26/2023 PAID PRIOR TO HEARING.</p>
<p>4.3</p>	<p>CASE 2023A-249</p>	<p>OWNER(S): RODRIGUEZ, JUAN CARLOS & RODRIGUEZ, ALINA ADDRESS: 5321 HAWKHURST AVE FOLIO: 5040 33 02 0150 VIOLATION(S): TSWR CODE SEC. 7-3(A) FALSE ALARM IN EXCESS OF (2) THIRD FALSE</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 08/09/2023.</p> <p>CIVIL NOTICE OF VIOLATION</p>

		ALARM. FIRST FALSE ALARM ON 04/17/2023, SECOND FALSE ALARM ON 6/06/2023, THIRD FALSE ALARM ON 08/03/023.	ISSUED ON 08/09/2023. 1 ST FALSE ALARM ON 4/17/2023 2 ND FALSE ALARM ON 6/06/2023 3 RD FALSE ALARM ON 8/03/2023 PAID PRIOR TO HEARING.
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5. RE-HEARINGS:

6. FORECLOSURE REQUESTS

6.1	CASE 2023-	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	STATUS:
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7. REPEAT VIOLATION

7.1	CASE 2023-	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	STATUS:
7.2	CASE 2023-	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	STATUS:

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).