

Town of Southwest Ranches  
Code Compliance Division  
13400 Griffin Road  
Southwest Ranches, FL 33330-2628  
Phone (954) 434-0008  
Fax (954) 434-1490

**SPECIAL MAGISTRATE HEARING  
APRIL 5, 2016  
9:00 A.M.**

**MINUTES**

**1. CALL SESSION TO ORDER**

**2. NON-COMPLIANCE CASE(S) & IMPOSITION OF PENALTY/LIEN**

<p><b>2.1</b></p>	<p><b>CASE  2014 - 438</b></p>	<p>OWNER(S): JESSICA J CACCAVALE  ADDRESS: 17620 SW 65 CT  FOLIO: 5140 06 01 0201  VIOLATION(S):</p> <p>1). <b>CODE SECTION 005-080(A)</b> – WORK DONE WITHOUT A PERMIT (CONSTRUCTION OF DETACHED STRUCTURE)</p>	<p><b>STATUS:</b>  FINAL ORDER ISSUED ON 12/15/15 TO COMPLY BY 02/13/16 OR FINE OF \$150.00 PER DAY. APPEAR AT THE MARCH 1, 2016 IF NOT IN COMPLIANCE FOR IMPOSITION OF FINE IN THE AMOUNT OF \$150.00 PER DAY FROM 02/13/16</p> <p><b>REQUEST FROM DEFENDANT’S ATTORNEY FOR SPECIAL MEETING. MEETING TO TAKE PLACE ON APRIL 22, 2016. TO APPEAR AT THE APRIL 22, 2016 IF NOT IN COMPLIANCE FOR IMPOSITION OF FINE.</b></p>
<p><b>2.2</b></p>	<p><b>CASE  2015 - 074</b></p>	<p>OWNER(S): TARAZONA, MARCO  ADDRESS: 5940 SW 198 TERRACE  FOLIO: 5039 35 07 0010  VIOLATION(S):</p> <p>1). <b>CODE SECTION 005-080 (A)</b> – WORK DONE WITHOUT A PERMIT (FENCES AND GATES)</p>	<p><b>STATUS:</b>  AMENDED ORDER TO COMPLY BY MARCH 31, 2016 OR APPEAR AT THE APRIL 5, 2016 HEARING IF NOT IN COMPLIANCE FOR IMPOSITION OF \$100.00 PER DAY FROM MARCH 31, 2016</p> <p><b>COMPLIANCE PRIOR TO HEARING</b></p>

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2.3	<b>CASE 2015 - 276</b>	OWNER(S): RODOPE BROTHERS INVESTMENTS ADDRESS: 5700 SW 163 AVE FOLIO: 5040 32 04 0020 VIOLATION(S):  1). <b>CODE SECTION 005-080 (A)</b> – WORK DONE WITHOUT A PERMIT (COVERED TENT ROOF ON THE REAR OF THE PROPERTY OVER HORSE RINK)	<b>STATUS:</b> AMENDED ORDER TO COMPLY BY MARCH 31, 2016 OR APPEAR AT THE APRIL 5, 2016 HEARING IF NOT IN COMPLIANCE FOR IMPOSITION OF FINE OF \$250.00 PER DAY FROM MARCH 31, 2016.  <b>AMENDED ORDER TO COMPLY BY JUNE 6, 2016. TO APPEAR AT THE JUNE 6, 2016 HEARING IF NOT IN COMPLIANCE AND IMPOSITION OF FINE OF \$250.00 PER DAY FROM MARCH 31, 2016</b>
2.4	<b>CASE 2015 - 491</b>	OWNER(S): SUNSHINE BROMELIADS LLC ADDRESS: 14741 SHERIDAN STREET FOLIO: 5140 03 01 0056 VIOLATION(S):  1). <b>CODE SECTION 005-080 (A)</b> – CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	<b>STATUS:</b> AMENDED ORDER TO COMPLY BY MARCH 31, 2016 OR APPEAR AT THE APRIL 5, 2016 HEARING IF NOT IN COMPLIANCE FOR IMPOSITION OF FINE OF \$250.00 PER DAY FROM MARCH 31, 2016.  <b>COMPLIANCE PRIOR TO HEARING</b>
2.5	<b>CASE 2015 - 604</b>	OWNER(S): CHURCH OF CHRIST GRIFFIN ROAD INC ADDRESS: 14550 GRIFFIN ROAD FOLIO: 5040 27 02 0010 VIOLATION(S):  1). <b>CODE SECTION 095-030 (C)</b> – LIGHTING RESULTING IN GLARE ONTO ADJACENT PROPERTIES OR STREETS NONE PERMITTED.	<b>STATUS:</b> FINAL ORDER ISSUED IN 03/01/16 TO COMPLY BY 03/31/16 OR TO APPEAR AT THE 04/05/16 HEARING FOR IMPOSITION OF A FINE OF \$100.00 PER DAY SINCE 03/03/16

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			<b>ORDER AMENDED TO COMPLY BY MAY 2, 2016 OR APPEAR AT THE MAY 3, 2016 FOR IMPOSITION OF FINE IN THE AMOUNT OF \$100.00 PER DAY FROM 03/03/16</b>
<b>2.6</b>	<b>CASE 2015 - 606</b>	OWNER(S): CARL A CAPONELLI ADDRESS: 5001 HANCOCK ROAD FOLIO: 5040 34 01 0330 VIOLATION(S):  1). <b>CODE SECTION 095-030 (C)</b> – LIGHTING RESULTING IN GLARE ONTO ADJACENT PROPERTIES OR STREETS.	<b>STATUS:</b> FINAL ORDER ISSUED ON 03/01/16 TO COMPLY BY 03/31/16 OR TO APPEAR AT THE 04/05/16 HEARING FOR IMPOSITION OF A FINE OF \$100.00 PER DAY SINCE 03/03/16  <b>FOUND IN VIOLATION IMPOSED PENALTY IN THE AMOUNT OF \$100.00 PER DAY SINCE 03/31/16</b>
<b>2.7</b>	<b>CASE 2016 - 087</b>	OWNER(S): VELASQUEZ, JAIME A ADDRESS: V LOT N OF 4990 SW 148 AVE FOLIO: 5040 34 01 0630 VIOLATION(S):  1). <b>CODE SECTION 095-030 (C)</b> – LIGHTING RESULTING IN GLARE ONTO ADJACENT PROPERTIES OR STREETS.	<b>STATUS:</b> FINAL ORDER ISSUED ON 03/01/16 TO COMPLY BY 03/31/16 OR TO APPEAR AT THE 04/05/16 HEARING FOR IMPOSITION OF A FINE OF \$100.00 PER DAY SINCE 03/03/16  <b>COMPLIANCE PRIOR TO HEARING</b>

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**3. NEW CASES**

<p><b>3.1</b></p>	<p><b>CASE 2016 - 010</b></p>	<p>OWNER(S): SANTAMARIA, MARIA ATILIA  MENDIETA  ADDRESS: 5040 SW 186 AVE  FOLIO: 5039 36 01 0174  VIOLATION(S):</p> <p>1). <b>CODE SECTION 080 – 010 (G)</b> – PARKING OF VEHICLE(S) ON AREAS NOT DESIGNATED FOR PARKING AS PER THE CODE</p>	<p><b>STATUS:</b>  NOTICE OF HEARING ISSUED ON 02/25/16, NOTICE OF VIOLATION ISSUED ON 01/12/16 TO COMPLY BY 01/24/16</p> <p><b>CORRECTION PRIOR TO THE HEARING</b></p>
<p><b>3.2</b></p>	<p><b>CASE 2016 - 022</b></p>	<p>OWNER(S): EQUESTRIAN INVESTMENTS LLC  ADDRESS: 18001 STIRLING ROAD  FOLIO: 5040 31 01 0391  VIOLATION(S):</p> <p>1). CODE SECTION 020 – 030 (E) – IMPROPER STORAGE OF MANURE ON PROPERTY</p>	<p><b>STATUS:</b>  NOTICE OF HEARING ISSUED ON 02/29/16. NOTICE OF VIOLATION ISSUED ON JANUARY 15, 2015</p> <p><b>CORRECTION PRIOR TO THE HEARING</b></p>
<p><b>3.3</b></p>	<p><b>CASE 2016 - 049</b></p>	<p>OWNER(S): AMORTEGUI, ANDRES M H/E  AMORGUI, CLAUDIA S &amp; HARVEY T L  ADDRESS: 5531 DYKES ROAD  FOLIO: 5040 32 04 0031  VIOLATION(S):</p> <p>1). <b>CODE SECTION 005 – 120</b> – FAILURE TO OBTAIN CERTIFICATE OF USE FOR TWO BUSINESSES OPERATING FROM PROPERTY.  2). <b>CODE SECTION 045 – 030 (C)</b> – PARKING OF COMMERCIAL VEHICLES ON THE PROPERTY BEYOND WHAT IS ALLOWED UNDER THE CODE (1)  3). <b>CODE SECTION 020 – 040</b> – JUNK AND DEBRIS ON THE PROPERTY (<b>CORRECTION</b>)</p>	<p><b>STATUS:</b>  NOTICE OF HEARING ISSUED ON 02/18/16. NOTICE OF VIOLATION ISSUED ON 01/20/16 TO COMPLY BY 01/31/16</p> <p><b>ADMITTED VIOLATION ON ITEMS (1) AND (2). GIVEN 30 DAYS OR UNTIL 05/02/16 TO COMPLY. IF NOT IN COMPLIANCE TO APPEAR AT THE 05/03/16 IMPOSITION OF PENALTY HEARING. PENALTY OF \$100.00 PER VIOLATION FROM 05/02/16 AND NO ADMINISTRATIVE FEE FOR THE HEARING</b></p>

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3.4	<b>CASE 2016 - 058</b>	OWNER(S): CHIN, FRANCIS R & SUELIN ADDRESS: V LOT S OF 6402 SW 185 WAY FOLIO: 5139 01 01 0084 VIOLATION(S):  1). <b>CODE SECTION 020 – 030</b> – OVERGROWN TREE BRANCHES BLOCKING STREET SIGNS	<b>STATUS:</b> NOTICE OF HEARING ISSUED ON 03/01/16. NOTICE OF VIOLATION ISSUED ON 02/12/16 TO COMPLY BY 02/26/16  <b>CORRECTION PRIOR TO THE HEARING</b>
3.5	<b>CASE 2016 - 067</b>	OWNER(S): CEDENO, FRANKLIN & ANITA ADDRESS: 5410 SW 196 LANE FOLIO: 5039 35 02 0120 VIOLATION(S):  1). <b>CODE SECTION 045 – 050 AND 045 – 060</b> – ANCILLARY USE OF PROPERTY NOT PERMITTED BY CODE TO WIT: DENTAL LABORATORY 2). <b>CODE SECTION 005 – 080</b> – WORK DONE WITHOUT A PERMIT (POOL, POOL DECK, DOOR AND WINDOW INSTALLATION)	<b>STATUS:</b> NOTICE OF HEARING ISSUED ON 03/14/16. NOTICE OF VIOLATION ISSUED ON 01/27/16 TO COMPLY BY 02/09/16  <b>ADMITTED VIOLATION, GIVEN 30 DAYS TO CORRECT THE VIOLATION BY 05/02/16 OR A FINE OF \$100.00 PER DAY FROM 04/05/16, NO ADMINISTRATIVE FEE</b>
3.6	<b>CASE 2016 - 075</b>	OWNER(S): MEYER, NANCY ADDRESS: 5250 SW 130 AVE FOLIO: 5040 35 01 0184 VIOLATION(S):  1). <b>CODE SECTION 045 – 020 AND 040(E)</b> – FAILURE TO MAINTAIN PROPERTY TO WIT: ROOF IN DISREPAIR AND CAUSING INTERIOR LEAK DAMAGE WITH MOLD	<b>STATUS:</b> NOTICE OF HEARING ISSUED ON 02/23/16. NOTICE OF VIOLATION ISSUED ON 02/08/16 TO COMPLY BY 02/09/16  <b>FOUND IN VIOLATION, GIVEN 10 DAYS TO CORRECT THE VIOLATION BY 04/15/16 OR A FINE OF \$250.00 PER DAY FROM 04/05/16, ADMINISTRATIVE COST OF \$150.00</b>

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<b>3.7</b>	<b>CASE 2016 - 082</b>	<p>OWNER(S): VU, HELEN  ADDRESS: V LOT E OF 17530 SW 46 STREET  FOLIO: 5040 30 00 0200  VIOLATION(S):</p> <p>1). <b>CODE SECTION 020 – 030 (A) AND 020 - 040 (D)</b> – FAILURE TO MAINTAIN PROPERTY TO WIT: OVERGROWN GROUND COVER ON PROPERTY AND RIGHT OF WAY</p>	<p><b>STATUS:</b>  NOTICE OF HEARING ISSUED ON 02/24/16. NOTICE OF VIOLATION ISSUED ON 02/10/16 TO COMPLY BY 02/23/16</p> <p><b>NEW OWNERSHIP CASE DISMISSED</b></p>
<b>3.8</b>	<b>CASE 2016 - 083</b>	<p>OWNER(S): CAPONELLI, CARL A  ADDRESS: 5001 HANCOCK ROAD  FOLIO: 5040 34 01 0330  VIOLATION(S):</p> <p>1). <b>CODE SECTION 020 – 030 (A)</b> – FAILURE TO MAINTAIN PROPERTY TO WIT: GRASS IS OVERGROWN IN ALL AREAS OF THE PROPERTY TO INCLUDE RIGHT OF WAY  2). <b>CODE SECTION 020 – 040 (D)</b> – TRASH AND DEBRIS BEING STORED ON PROPERTY TO WIT: DEAD TREES AND CUT DOWN TREES ON THE NORTH PROPERTY LINE  3). <b>CODE SECTION 020 – 030 (A)</b> – FAILURE TO MAINTAIN STRUCTURE IN GOOD REPAIR TO WIT: ROOF IN DISREPAIR WITH TARP.</p>	<p><b>STATUS:</b>  NOTICE OF HEARING ISSUED ON 02/25/16. NOTICE OF VIOLATION ISSUED ON 02/16/16 TO COMPLY BY 02/25/16</p> <p><b>FOUND IN VIOLATION FOR ITEM (1), GIVEN 10 DAYS TO CORRECT THE VIOLATION OR BY APRIL 15, 2016 OR A FINE OF \$100.00 PER DAY;</b></p> <p><b>FOUND IN VIOLATION FOR ITEM (2), GIVEN 10 DAYS TO CORRECT THE VIOLATION OR BY APRIL 15, 2016, OR A FINE OF \$100.00 PER DAY;</b></p> <p><b>FOUND IN VIOLATION FOR ITEM (3), GIVEN 30 DAYS TO CORRECT THE VIOLATION OR BY MAY 2, 2016 OR A FINE OF \$100.00 PER DAY;</b></p> <p><b>ADMINISTRATIVE FEE OF \$150.00</b></p>

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			<b>RETURN TO MAY 3, 2016 COMPLIANCE HEARING IF NOT IN VIOLATION FOR IMPOSITION OF PENALTY</b>
<b>3.9</b>	<b>CASE 2016 - 084</b>	OWNER(S): SANTAMARIA, MARIA ATILIA MENDIETA ADDRESS: 5040 SW 186 AVE FOLIO: 5039 36 01 0174 VIOLATION(S):  1). <b>CODE SECTION 005 – 080 (A)</b> – FILLING/GRADING ON PROPERTY WITHOUT A PERMIT <b>(COMPLIED)</b> 2). <b>CODE SECTION 045 – 030 (D) (4)</b> – STORAGE OF CONTAINERS IN EXCESS OF ONE (1) PERMITTED AND NOT SCREENED FROM VIEW	<b>STATUS:</b> NOTICE OF HEARING ISSUED ON 02/25/16. NOTICE OF VIOLATION ISSUED ON 02/10/16 TO COMPLY BY 02/24/16  <b>CORRECTION PRIOR TO THE HEARING</b>
<b>3.10</b>	<b>CASE 2016 - 085</b>	OWNER(S): TIME 48 INC ADDRESS: V LOT W OF 17220 GRIFFIN ROAD FOLIO: 5040 30 00 0300 VIOLATION(S):  1). <b>CODE SECTION 045 – 030 (R)</b> – STORAGE OF JUNK AND DEBRIS 2). <b>CODE SECTION 080 – 010 (G)</b> – FAILURE TO OBTAIN DUMPSTER FOR NURSERY AS REQUIRED BY CODE 3). <b>CODE SECTION 080 – 020 (D)</b> – PARKING AND STORAGE OF BOAT ON NON RESIDENTIAL PROPERTY	<b>STATUS:</b> NOTICE OF HEARING ISSUED ON 02/29/16. NOTICE OF VIOLATION ISSUED ON 02/10/16 TO COMPLY BY 02/25/16  <b>CORRECTION PRIOR TO THE HEARING</b>
<b>3.11</b>	<b>CASE 2016 - 089</b>	OWNER(S): NGUYEN, HOANG LE ADDRESS: V LOT NW CORNER OF 178 AVE & 63 MANOR FOLIO: 5140 06 08 0010 VIOLATION(S):	<b>STATUS:</b> NOTICE OF HEARING ISSUED ON 02/24/16. NOTICE OF VIOLATION ISSUED ON 02/11/16 TO COMPLY BY

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		1). <b>CODE SECTION 020 - 030</b> – FAILURE TO MAINTAIN PROPERTY TO WIT: OVERGROWN GROUND COVER ON PROPERTY AND RIGHT OF WAY	02/21/16  <b>CORRECTION PRIOR TO THE HEARING</b>
<b>3.12</b>	<b>CASE 2016 - 090</b>	OWNER(S): 200 LEUCADENDRA LLC ADDRESS: 5791 SW 178 AVE FOLIO: 5040 31 10 0010 VIOLATION(S):  1). <b>CODE SECTION 005 – 080 (A)</b> – CLEARING / GRADING / FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	<b>STATUS:</b> NOTICE OF HEARING ISSUED ON 03/1/16. NOTICE OF VIOLATION ISSUED ON 02/11/16 TO COMPLY BY 02/25/16  <b>ADMITTED VIOLATION, GIVEN 30 DAYS TO COMPLY OR BY 05/02/16. RETURN TO THE MAY 3, 2016 PENALTY IMPOSITION HEARING IF NOT IN COMPLAINE.</b>
<b>3.13</b>	<b>CASE 2016 - 093</b>	OWNER(S): VAYSMAN, MARINA H/E VAYSMAN, VALENTINA ADDRESS: 5300 SW 164 TERRACE FOLIO: 5040 32 05 0610 VIOLATION(S):  1). <b>CODE SECTION 005 – 080 (A)</b> – CLEARING / GRADING / FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	<b>STATUS:</b> NOTICE OF HEARING ISSUED ON 03/1/16. NOTICE OF VIOLATION ISSUED ON 02/12/16 TO COMPLY BY 02/27/16  <b>ADMITTED VIOLATION, GIVEN 30 DAYS TO COMPLY OR BY 05/02/16. RETURN TO THE MAY 3, 2016 PENALTY IMPOSITION HEARING IF NOT IN COMPLAINE.</b>
<b>3.14</b>	<b>CASE 2016 - 121</b>	OWNER(S): SHI, ANDY ADDRESS: 5101 S FLAMINGO ROAD FOLIO: 5040 35 01 0072	<b>STATUS:</b> NOTICE OF HEARING ISSUED ON 03/21/16. NOTICE OF



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		VIOLATION(S):  1). <b>CODE SECTION 005 – 080 (A)</b> – CLEARING / GRADING / FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	VIOLATION ISSUED ON 02/29/16 TO COMPLY BY 03/11/16  <b>FOUND IN VIOLATION, CORRECT IN 10 DAYS OR BY 04/15/16 OR A FINE OF \$100.00 FROM 04/15/16. RETURN TO THE MAY 3, 2016 IF NOT IN COMPLIANCE FOR AN IMPOSITION HEARING. ADMINISTRATIVE FEE OF \$150.00</b>
<b>3.15</b>	<b>CASE 2016 - 130</b>	OWNER(S): ZENGA, WILLIAM ADDRESS: 15721 SW 51 MANOR FOLIO: 5040 33 09 0010 VIOLATION(S):  1). <b>CODE SECTION 020 – 030 (E)</b> – IMPROPER STORAGE OF MANURE ON PROPERTY, NOT MEETING A MINIMUM SETBACK OF 25'-0" OR FOLLOWING PROPER PRACTICES.	<b>STATUS:</b> NOTICE OF HEARING ISSUED ON 03/23/16. NOTICE OF VIOLATION ISSUED ON 03/07/16 TO COMPLY BY 03/19/16  <b>CORRECTION PRIOR TO THE HEARING</b>

**5. FORECLOSURE AUTHORIZATIONS**

<b>5.1</b>	<b>CASE</b>	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	<b>STATUS:</b>
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**6. DAVIE COMMERCIAL MOTOR VEHICLE CITATIONS**

<b>6.1</b>	<b>CASE</b>	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	<b>STATUS:</b>
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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).