

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

**SPECIAL MAGISTRATE AGENDA  
NOVEMBER 16<sup>th</sup>, 2021  
9:00 A.M.**

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

<b>2.1</b>	<b>2020-467</b>	<p><b>OWNER(S):</b> STIRLING ESTATE TR GORDON,  JOAN TR  <b>ADDRESS:</b> 13851 STIRLING ROAD  <b>FOLIO:</b> 5040 34 01 0140  <b>VIOLATION(S):</b> <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 GROUNDCOVER HEDGES AND GROUNDCOVER AND FREE OF ANY AND ALL ENCUMBRANCES.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED 11/30/2020.</p> <p>NOTICE OF HEARING AND VIRTUAL HEARING INSTRUCTIONS ISSUED 01/08/2021 TO APPEAR ON 02/02/2021.</p> <p>FOUND IN VIOLATION; GIVEN 10 DAYS TO COMPLY BY CUTTING ALL OVERGROWTH BY 02/12/2021 OR TO APPEAR ON 03/02/2021 FOR HEARING IF NOT IN COMPLIANCE. AFTER 02/12/2021 IN THE AMOUNT OF \$150.00 PER DAY WILL BE IMPOSED.</p> <p>FINAL ORDER AND VIRTUAL HEARING INSTRUCTIONS SENT VIA MAIL 02/05/2021.</p> <p>ORDER IMPOSING MUNICIPAL CODE ENFORCEMENT LIEN AND ADMINISTRATIVE FINE AFTER 02/12/2021 AMOUNT OF \$150.00 PER DAY IMPOSED.</p> <p>NOTICE OF HEARING ISSUED ON 10/11/2021 TO APPEAR ON 11/02/2021 FOR HEARING.</p> <p>NOTICE OF HEARING ISSUED ON 11/01/2021 TO APPEAR ON 11/16/2021 FOR HEARING.</p>
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2.2	2021-298	<p><b>OWNER(S):</b> KUBAT, ROBERT D &amp; ELEINES P  <b>ADDRESS:</b> 17001 SW 64 COURT  <b>FOLIO:</b> 5140 05 17 0040</p> <p><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.</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION/  NOTICE OF HEARING ISSUED ON 03/24/2021 TO APPEAR ON 04/06/2021 FOR HEARING.</p> <p>ORDER OF CONTINUANCE TO APPEAR ON 05/04/2021 FOR HEARING.</p> <p>FOUND IN VIOLATION;  GIVEN 6 MONTHS TO COMPLETE PAVING OF ROAD BY 11/01/2021 OR APPEAR TO 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.</p> <p>NOTICE OF HEARING ISSUED ON 11/01/2021 TO APPEAR ON 11/16/2021 FOR HEARING.</p>
2.3	2021-409	<p><b>OWNER(S):</b> SHERIDAN STREET 184<sup>TH</sup> AVENUE LLC  <b>ADDRESS:</b> SW 185 WAY  <b>FOLIO:</b> 5139 01 01 0080</p> <p><b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080(A)</b>  CLEARING WITHOUT A PERMIT. UNLAWFUL TO ALTER, EXCAVATE, FILL, OR CLEAR LAND WITHOUT PRIOR APPROVAL AND PERMITTING.</p>	<p><b>STATUS:</b>  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.</p> <p>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.</p> <p>NOTICE OF HEARING ISSUED ON 11/01/2021 TO APPEAR ON 11/16/2021 FOR HEARING.</p>
2.4	CASE 2021-495	<p><b>OWNER(S):</b> SLADE, FRANK  <b>ADDRESS:</b> 5050 SW 163 AVE  <b>FOLIO:</b> 5040 32 01 0114</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION</p>

		<p><b>VIOLATION(S): TSWR SEC. 045-030 (D) 2, TSWR SEC. 020-040 (A)(B), TSWR SEC. 020-030 (A)</b></p> <p>THE OPEN STORAGE OR DISCARDING OF JUNK ITEMS, DEBRIS, GARBAGE, TRASH, AND LITTER; SUCH CONDITIONS HAVE BEEN DETERMINED BY THE TOWN COUNCIL AS A PUBLIC NUISANCE.</p>	<p>ISSUED ON 07/23/2021.</p> <p>NOTICE OF HEARING ISSUED ON 08/12/2021 TO APPEAR ON 09/07/2021 FOR HEARING.</p> <p>GIVEN UNTIL 10/04/2021 (30) DAYS TO COMPLY OR TO APPEAR ON 10/05/2021 FOR HEARING IF NOT IN COMPLIANCE. A FINE OF \$100.00 A DAY WILL BE APPLIED AFTER THAT.</p> <p>AMENDED FINAL ORDER GIVEN UNTIL 11/01/2021 (30) DAYS TO COMPLY OR TO APPEAR ON 11/02/2021 FOR HEARING IF NOT IN COMPLIANCE.</p> <p>NOTICE OF HEARING ISSUED ON 11/01/2021 TO APPEAR ON 11/16/2021 FOR HEARING.</p>
2.5	CASE 2021-522	<p><b>OWNER(S):</b> LM PROPERTY HOLDINGS LLC  <b>ADDRESS:</b> 5400 SW 188 AVE  <b>FOLIO:</b> 5039 36 05 0320</p> <p><b>VIOLATION(S): TSWR CODE SEC. 005-080(A) TSWR CODE SEC.045-030(A)</b></p> <p>1) STRUCTURE ERECTED WITHOUT APPROVAL OR PERMIT. 2) INSTALLATION OF A FENCE, NORTH OF PROPERTY ALONG SW 54 PL. FENCES SHALL BE PERMITTED TO A MAXIMUM HEIGHT OF EIGHT(8) FEET ABOVE ESTABLISHED GRADE WITHIN ANY REQUIRED YARD; AND IN ANY LOCATION ON A RESIDENTIAL OR AGRICULTURAL PLOT.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 08/02/2021.</p> <p>NOTICE OF HEARING ISSUED ON 9/15/2021 TO APPEAR ON 10/05/2021 FOR HEARING.</p> <p>FINAL ORDER GIVEN UNTIL 11/01/2021 (30) DAYS TO COMPLY OR TO APPEAR ON 11/02/2021 FOR HEARING IF NOT IN COMPLIANCE. A FINE OF \$150.00 A DAY WILL BE APPLIED AFTER THAT.</p> <p>NOTICE OF HEARING ISSUED ON 11/01/2021 TO APPEAR ON 11/16/2021 FOR HEARING.</p>
2.6	2021-548	<p><b>OWNER(S):</b> FURCAL, GLENNY FURCAL, RAFAEL  <b>ADDRESS:</b> 14020 MUSTANG TRAIL  <b>FOLIO:</b> 5140 03 11 0010</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 08/16/2021.</p>

		<p><b>VIOLATION(S): TSWR CODE SEC. 020-040(D)</b>  THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION.</p>	<p>NOTICE OF HEARING ISSUED ON 9/08/2021.</p> <p>ORDER OF CONTINUANCE TO APPEAR ON 11/02/2021 FOR HEARING.</p> <p>NOTICE OF HEARING ISSUED ON 11/01/2021 TO APPEAR ON 11/16/2021 FOR HEARING.</p>
2.7	2021-549	<p><b>OWNER(S):</b> FURCAL, GLENNY FURCAL, RAFAEL  <b>ADDRESS:</b> 14010 MUSTANG TRAIL  <b>FOLIO:</b> 5140 03 11 0020</p> <p><b>VIOLATION(S): TSWR CODE SEC. 020-040(D)</b>  THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 08/16/2021.</p> <p>NOTICE OF HEARING ISSUED ON 9/08/2021.</p> <p>ORDER OF CONTINUANCE TO APPEAR ON 11/02/2021 FOR HEARING.</p> <p>NOTICE OF HEARING ISSUED ON 11/01/2021 TO APPEAR ON 11/16/2021 FOR HEARING.</p>
2.8	2021-567	<p><b>OWNER(S):</b> MARCOS A DELGADO CORP % LUIS VIGOA  <b>ADDRESS:</b> 18901 SW 57 CT  <b>FOLIO:</b> 5039 36 10 0470</p> <p><b>VIOLATION(S): TSWR CODE SEC. 020-040(D)</b>  THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 08/23/2021.</p> <p>NOTICE OF HEARING ISSUED ON 09/08/2021.</p> <p>FINAL ORDER GIVEN UNTIL 10/15/2021 (10) DAYS TO COMPLY OR TO APPEAR ON 11/02/2021 FOR HEARING IF NOT IN COMPLIANCE. A FINE OF \$150.00 A DAY WILL BE APPLIED AFTER THAT.</p> <p>NOTICE OF HEARING ISSUED ON 11/01/2021 TO APPEAR ON 11/16/2021 FOR HEARING.</p>
2.9	2021-525	<p><b>OWNER(S):</b> OCHI FARMS LLC  <b>ADDRESS:</b> 14220 LURAY ROAD</p>	<p><b>STATUS:</b></p>

		<p><b>FOLIO:</b> 5140 03 01 0350</p> <p><b>VIOLATION(S):</b> <b>SWR CODE SEC. 045-060, 045-050, 005-120</b></p> <p>UTILIZING RESIDENTIAL PROPERTY FOR COMMERCIAL OPERATION. TO WIT; RECEIVING CONSIDERATION IN EXCHANGE FOR LANDSCAPERS DUMPING THEIR DEBRIS ON PROPERTY. UTILIZING PROPERTY AS A VEGETATIVE WASTE COLLECTION FACILITY. USE IS IN VIOLATION OF CERTIFICATE OF USE FOR NURSERY, AND VIOLATION OF ZONING CODE.</p>	<p>NOTICE OF VIOLATION ISSUED ON 08/05/2021.</p> <p>NOTICE OF HEARING ISSUED ON 08/17/2021 TO APPEAR ON 09/10/2021 FOR HEARING.</p> <p>CONTESTED VIOLATION; \$5,000.00 FINE WILL BE APPLIED FOR EVERY FUTURE LANDSCAPING TRUCK THAT COMES TO THE PROPERTY AND DUMP DEBRIS.</p> <p>NOTICE OF HEARING ISSUED ON 11/01/2021 TO APPEAR ON 11/16/2021 FOR HEARING.</p>
2.10	2021-626	<p><b>OWNER(S):</b>ADLER HOLDINGS LLC</p> <p><b>ADDRESS:</b> 6951 SW 185 WAY</p> <p><b>FOLIO:</b> 5139 01 01 0021</p> <p><b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-120, 045-060, 045-050</b></p> <p>FAILURE TO OBTAIN CERTIFICATE OF USE. USE OF PROPERTY AS A TRANSFER STATION IS NOT PERMITTED.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF HEARING ISSUED ON 09/24/2021 TO APPEAR ON 10/05/2021 FOR HEARING.</p> <p>FINAL ORDER A FINE IN THE AMOUNT OF \$1,000.00 IS IMPOSED GIVEN (20) DAYS TO COMPLY BY 10/25/2021 OR TO APPEAR ON 11/02/2021 FOR HEARING.</p> <p>NOTICE OF HEARING ISSUED ON 11/01/2021 TO APPEAR ON 11/16/2021 FOR HEARING.</p>

### 3. NEW CASES

3.1	<p><b>CASE</b> <b>2021-523</b></p>	<p><b>OWNER(S):</b> GARAJ, MOHAMED F &amp; ZEENA F GARAJ, TAARIK</p> <p><b>ADDRESS:</b> 17401 SW 54 ST</p> <p><b>FOLIO:</b> 5040 31 01 0048</p> <p><b>VIOLATION(S):</b> <b>TSWR CODE SEC.045-030 (D)</b> (4) ONLY ONE(1) SHIPPING CONTAINER MAY BE KEPT ON A PLOT AS AN ACCESSORY STORAGE STRUCTURE AND IT MUST BE SCREENED FROM VIEW.</p>	<p><b>STATUS:</b></p> <p>COURTESY NOTICE ISSUED ON 08/02/2021.</p> <p>NOTICE OF VIOLATION ISSUED ON 09/15/2021.</p> <p>NOTICE OF HEARING ISSUED ON 10/04/2021 TO APPEAR ON 11/02/2021 FOR HEARING.</p> <p>NOTICE OF HEARING ISSUED ON 11/01/2021 TO APPEAR ON</p>
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			11/16/2021 FOR HEARING.
3.2	<b>CASE 2021-538</b>	<b>OWNER(S):</b> MASSON, KIMBERLY KAY & ROBERTO F <b>ADDRESS:</b> 18531 SW 58 ST <b>FOLIO:</b> 5039 36 04 0070 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080</b> WORK WITHOUT A PERMIT, FILLING WITHOUT APPROVAL OR PERMIT.	<b>STATUS:</b>  COURTESY NOTICE ISSUED ON 08/09/2021.  NOTICE OF VIOLATION ISSUED ON 08/23/2021.  NOTICE OF HEARING ISSUED ON 10/11/2021 TO APPEAR ON 11/02/2021 FOR HEARING.  NOTICE OF HEARING ISSUED ON 11/01/2021 TO APPEAR ON 11/16/2021 FOR HEARING
3.3	<b>CASE 2021-543</b>	<b>OWNER(S):</b> GELINDON, LISA MARIE BRACCIO, BETTY J ETAL <b>ADDRESS:</b> 6541 MELALEUCA ROAD <b>FOLIO:</b> 5140 02 01 0137  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 020-040(D)</b> THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION.	<b>STATUS:</b>  COURTESY NOTICE ISSUED ON 08/13/2021.  NOTICE OF VIOLATION ISSUED ON 09/01/2021.  NOTICE OF HEARING ISSUED ON 09/30/2021 TO APPEAR ON 11/02/2021 FOR HEARING.  <b>COMPLIED PRIOR TO HEARING.</b>
3.4	<b>CASE 2021-552</b>	<b>OWNER(S):</b> RANCHO HOLDINGS LLC <b>ADDRESS:</b> 12850 LURAY ROAD <b>FOLIO:</b> 5140 02 01 0291  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 020-040(D)</b> THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION.	<b>STATUS:</b>  COURTESY NOTICE ISSUED ON 08/17/2021.  NOTICE OF VIOLATION ISSUED ON 08/30/2021.  NOTICE OF HEARING ISSUED ON 09/30/2021 TO APPEAR ON 11/02/2021 FOR HEARING.  <b>COMPLIED PRIOR TO HEARING.</b>
3.5	<b>CASE 2021-553</b>	<b>OWNER(S):</b> RANCHO HOLDINGS LLC <b>ADDRESS:</b> 12850 LURAY ROAD <b>FOLIO:</b> 5140 02 01 0281  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 020-040(D)</b>	<b>STATUS:</b>  COURTESY NOTICE ISSUED ON 08/17/2021.  NOTICE OF VIOLATION

		THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION.	ISSUED ON 08/30/2021.  NOTICE OF HEARING ISSUED ON 09/30/2021 TO APPEAR ON 11/02/2021 FOR HEARING.  <b>COMPLIED PRIOR TO HEARING.</b>
3.6	CASE 2021-554	OWNER(S): LENDIAN, OBED ADDRESS: 15841 SW 56 ST FOLIO: 5040 33 14 0030 VIOLATION(S): <b>TSWR CODE SEC. 005-080</b> WORK WITHOUT A PERMIT, FILLING WITHOUT APPROVAL OR PERMIT.	STATUS:  NOTICE OF VIOLATION ISSUED ON 08/17/2021.  NOTICE OF HEARING ISSUED ON 10/04/2021 TO APPEAR ON 11/02/2021 FOR HEARING.  NOTICE OF HEARING ISSUED ON 11/01/2021 TO APPEAR ON 11/16/2021 FOR HEARING.
3.7	CASE 2021-581	OWNER(S): HERNANDEZ, STEPHEN ADDRESS: 4921 SW 201 TER FOLIO: 5039 35 05 0120 VIOLATION(S): <b>TSWR CODE SEC. 005-080</b> WORK WITHOUT A PERMIT, FILLING WITHOUT APPROVAL OR PERMIT.	STATUS:  NOTICE OF VIOLATION ISSUED ON 09/02/2021.  NOTICE OF HEARING ISSUED ON 9/30/2021 TO APPEAR ON 11/02/2021 FOR HEARING.
3.8	CASE 2021-599	OWNER(S): TARAZONA, ANA CECILIA ADDRESS: 5940 SW 198 TER FOLIO: 5039 35 07 0010 VIOLATION(S): <b>TSWR CODE SEC. 020-040(E)</b> DUTY TO MAINTAIN PROPERTY IN STATE OF GOOD REPAIR, POT HOLE(S) IN ASPHALT LOCATED AT THE FRONT OF PROPERTY.	STATUS:  NOTICE OF VIOLATION ISSUED ON 09/09/2021.  NOTICE OF HEARING ISSUED ON 9/30/2021 TO APPEAR ON 11/02/2021 FOR HEARING.  <b>COMPLIED PRIOR TO HEARING.</b>
3.9	CASE 2021-605	OWNER(S): SALMON, DWIGHT A ADDRESS: 13901 MUSTANG TRL FOLIO: 5140 03 01 0324  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 09/21/2021.  NOTICE OF HEARING ISSUED ON 10/11/2021 TO APPEAR ON 11/02/2021 FOR HEARING.

			<b>COMPLIED PRIOR TO HEARING.</b>
<b>3.10</b>	<b>CASE 2021-611</b>	<b>OWNER(S):</b> SHEEHY, ROBERT & DANIELLE <b>ADDRESS:</b> 17500 SW 63 MNR <b>FOLIO:</b> 5140 06 01 0220 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080</b> WORK WITHOUT A PERMIT, FILLING WITHOUT APPROVAL OR PERMIT.	<b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 09/17/2021.  NOTICE OF HEARING ISSUED ON 10/11/2021 TO APPEAR ON 11/02/2021 FOR HEARING.  NOTICE OF HEARING ISSUED ON 11/01/2021 TO APPEAR ON 11/16/2021 FOR HEARING.  <b>COMPLIED PRIOR TO HEARING.</b>
<b>3.11</b>	<b>CASE 2021-612</b>	<b>OWNER(S):</b> REINIG, MICHAEL R & ELLEN F <b>ADDRESS:</b> 4801 SW 195 TERRACE <b>FOLIO:</b> 5039 25 02 0096 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080</b> WORK WITHOUT A PERMIT, FILLING WITHOUT APPROVAL OR PERMIT.	<b>STATUS:</b>  COURTESY NOTICE ISSUED ON 09/17/2021.  NOTICE OF VIOLATION ISSUED ON 10/04/2021.  NOTICE OF HEARING ISSUED ON 10/18/2021 TO APPEAR ON 11/02/2021 FOR HEARING.  <b>COMPLIED PRIOR TO HEARING.</b>
<b>3.12</b>	<b>CASE 2021-613</b>	<b>OWNER(S):</b> ARCHDIOCESE OF MIAMI A. MCCARTHY H.S. <b>ADDRESS:</b> 5451 SW 124 AVE <b>FOLIO:</b> 5040 35 11 0010 <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080</b> WORK WITHOUT A PERMIT, FILLING WITHOUT APPROVAL OR PERMIT.	<b>STATUS:</b>  COURTESY NOTICE ISSUED ON 09/14/2021.  NOTICE OF VIOLATION ISSUED ON 09/28/2021.  NOTICE OF HEARING ISSUED ON 10/11/2021 TO APPEAR ON 11/02/2021 FOR HEARING.  NOTICE OF HEARING ISSUED ON 11/01/2021 TO APPEAR ON



			11/16/2021 FOR HEARING.
3.13	CASE 2021-614	OWNER(S): MP HOLDINGS LLC ADDRESS: SW 48 ST FOLIO: 5040 31 01 0130  VIOLATION(S): <b>TSWR CODE SEC. 020-040(D)</b> THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION.	<b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 09/23/2021..  NOTICE OF HEARING ISSUED ON 10/11/2021 TO APPEAR ON 11/02/2021 FOR HEARING.  NOTICE OF HEARING ISSUED ON 11/01/2021 TO APPEAR ON 11/16/2021 FOR HEARING.
3.14	CASE 2021-624	OWNER(S): MP HOLDINGS LLC ADDRESS: SW 48 ST FOLIO: 5040 31 01 0140  VIOLATION(S): <b>TSWR CODE SEC. 020-040(D)</b> THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION.	<b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 09/23/2021.  NOTICE OF HEARING ISSUED ON 10/11/2021 TO APPEAR ON 11/02/2021 FOR HEARING.
3.15	CASE 2021-636	OWNER(S): IGLESIA MISION VIDA INC ADDRESS: 17950 GRIFFIN ROAD FOLIO: 5040 30 03 0030 VIOLATION(S): <b>TSWR SEC.070-030(D)</b> PROHIBITED SIGNS WITHOUT PERMITS SIGNS BEING INSTALLED WITHOUT ANY APPROVAL OR PERMITS	<b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 09/29/2021.  NOTICE OF HEARING ISSUED ON 10/12/2021 TO APPEAR ON 11/02/2021 FOR HEARING.  <b>COMPLIED PRIOR TO HEARING.</b>
3.16	CASE 2021-651	OWNER(S): GOODMAN, MAURICE D EST ADDRESS: 6410 SW 185 WAY FOLIO: 5139 01 01 0086  VIOLATION(S): <b>1. 020-040 (D) 2. 020-040 (A)(F) 3. 020-040 (E)(3) 4. 020-040 (A)</b> 1. EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION THROUGHOUT PROPERTY AND RIGHT OF WAY. 2. THE OPEN STORAGE OR DISCARDING OF JUNK WITHIN PROPERTY AND RIGHT OF WAY. OWNER RESPONSIBLE FOR KEEPING PREMISES JUNK FREE. 3. OWNER RESPONSIBLE FOR KEEPING BUILDING IN STATE OF GOOD REPAIR INCLUDING ACCESSORY STRUCTURES ON	<b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 10/08/2021.  NOTICE OF HEARING ISSUED ON 10/21/2021 TO APPEAR ON 11/02/2021 FOR HEARING.  NOTICE OF HEARING ISSUED ON 11/01/2021 TO APPEAR ON 11/16/2021 FOR HEARING.

		PLOT. 4. STORAGE OF JUNK VEHICLES.	
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#### 4. CITATIONS

4.1	CASE 2021A-407	<p><b>OWNER(S):</b> CABRERA, ADRUBAL DEL VALLE BARRIOS, LISMAR <b>ADDRESS:</b> 17000 STRATFORD COURT <b>FOLIO:</b> 5040 32 16 0150</p> <p><b>VIOLATION(S):</b> <b>TSWR CODE SEC. 7-3(A)</b> FALSE ALARM IN EXCESS OF (1) SECOND FALSE ALARM. FIRST FALSE ALARM ON 02/01/2021, SECOND FALSE ALARM ON 05/09/2021, THIRD FALSE ALARM ON 07/19/2021, FOURTH FALSE ALARM ON 09/17/2021.</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 06/01/2021.</p> <p>CVN ISSUED ON 08/04/2021.</p> <p>1<sup>ST</sup> FALSE ALARM 02/01/2021 2<sup>ND</sup> FALSE ALARM 05/09/2021 3<sup>RD</sup> FALSE ALARM 07/19/2021</p> <p>\$50.00 3<sup>RD</sup> ALARM FINE IMPOSED.</p> <p>4<sup>TH</sup> FALSE ALARM 09/17/2021.</p> <p><b>PAID PRIOR TO HEARING.</b></p>
4.2	CASE 2021A-583	<p><b>OWNER(S):</b> IGLESIA CRISTIANA SENALES DE VIDA INC <b>ADDRESS:</b> 20850 GRIFFIN ROAD <b>FOLIO:</b> 5039 27 03 0010</p> <p><b>VIOLATION(S):</b> <b>TSWR CODE SEC. 7-3(A)</b> FALSE ALARM IN EXCESS OF (1) SECOND FALSE ALARM. FIRST FALSE ALARM ON 03/19/2021, SECOND FALSE ALARM ON 08/27/2021, THIRD FALSE ALARM ON 09/22/2021</p>	<p><b>STATUS:</b></p> <p>NOTICE OF VIOLATION ISSUED ON 09/02/2021.</p> <p>CVN ISSUED ON 10/01/2021.</p> <p>1<sup>ST</sup> FALSE ALARM 03/19/2021 2<sup>ND</sup> FALSE ALARM 08/27/2021 3<sup>RD</sup> FALSE ALARM 09/22/2021</p>
4.3	CASE 2021C-006	<p><b>OWNER(S):</b> GREEN MEADOWS LAND TR GREEN MEADOWS LAND TR LLC <b>ADDRESS:</b> 6701 SW 166 AVE <b>FOLIO:</b> 5140 05 01 0068</p> <p><b>VIOLATION(S):</b> <b>TSWR CODE SEC 16-19</b> BULK OUT ON NON-PERMITTED DATE</p>	<p><b>STATUS:</b></p> <p>WARNING NOTICE OF VIOLATION ISSUED ON 01/04/2021.</p> <p>WARNING NOTICE OF VIOLATION ISSUED ON 03/04/2021.</p> <p>CVN ISSUED ON 10/06/2021.</p>

- 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).