

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 16th, 2021
9:00 A.M.

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

2.1	2020-467	<p>OWNER(S): STIRLING ESTATE TR GORDON, JOAN TR ADDRESS: 13851 STIRLING ROAD FOLIO: 5040 34 01 0140 VIOLATION(S): TSWR SEC. 020-040 (D) 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>STATUS:</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> <p>WITHDRAW FROM AGENDA.</p>
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2.2	2021-298	<p>OWNER(S): KUBAT, ROBERT D & ELEINES P ADDRESS: 17001 SW 64 COURT FOLIO: 5140 05 17 0040</p> <p>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.</p>	<p>STATUS: 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> <p>WITHDRAW FROM AGENDA TO BE SPECIAL SET UP FOR HEARING.</p>
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2.3	2021-409	<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.</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> <p>GIVEN UNTIL 01/31/2022 TO OBTAIN COMPLIANCE OR TO APPEAR ON 02/01/2022 FOR HEARING IF NOT IN COMPLIANCE.</p>
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<p>2.4</p>	<p>CASE 2021-495</p>	<p>OWNER(S): SLADE, FRANK ADDRESS: 5050 SW 163 AVE FOLIO: 5040 32 01 0114</p> <p>VIOLATION(S): TSWR SEC. 045-030 (D) 2, TSWR SEC. 020-040 (A)(B), TSWR SEC. 020-030 (A)</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>STATUS:</p> <p>NOTICE OF VIOLATION 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> <p>AMENDED FINAL ORDER; GIVEN UNTIL 01/03/2022 TO OBTAIN COMPLIANCE OR TO APPEAR ON 01/04/2022 FOR HEARING IF NOT IN COMPLIANCE.</p>
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<p>2.5</p>	<p>CASE 2021-522</p>	<p>OWNER(S): LM PROPERTY HOLDINGS LLC ADDRESS: 5400 SW 188 AVE FOLIO: 5039 36 05 0320</p> <p>VIOLATION(S): TSWR CODE SEC. 005-080(A) TSWR CODE SEC.045-030(A) 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>STATUS:</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> <p>A FINE IN THE AMOUNT OF \$150.00 A DAY IS IMPOSED AS OF 11/02/2021. \$150.00 ADMINISTRATIVE COST</p>
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2.6	2021-548	<p>OWNER(S): FURCAL, GLENNY FURCAL, RAFAEL ADDRESS: 14020 MUSTANG TRAIL FOLIO: 5140 03 11 0010</p> <p>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 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> <p>GIVEN UNTIL 12/06/2022 TO COMPLY OR TO APPEAR ON 12/07/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$100.00 WILL BE APPLIED AFTER THAT. \$150.00 ADMINISTRATIVE COST.</p>
2.7	2021-549	<p>OWNER(S): FURCAL, GLENNY FURCAL, RAFAEL ADDRESS: 14010 MUSTANG TRAIL FOLIO: 5140 03 11 0020</p> <p>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 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> <p>GIVEN UNTIL 12/06/2022 TO COMPLY OR TO APPEAR ON 12/07/2022 FOR HEARING IF NOT IN COMPLIANCE. A FINE IN THE AMOUNT OF \$100.00 WILL BE APPLIED AFTER THAT. \$150.00 ADMINISTRATIVE COST.</p>

2.8	2021-567	<p>OWNER(S): MARCOS A DELGADO CORP % LUIS VIGOA ADDRESS: 18901 SW 57 CT FOLIO: 5039 36 10 0470</p> <p>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 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> <p>ORDER OF CONTINUANCE TO APPEAR ON 12/07/2022 FOR HEARING.</p>
2.9	2021-525	<p>OWNER(S): OCHI FARMS LLC ADDRESS: 14220 LURAY ROAD FOLIO: 5140 03 01 0350</p> <p>VIOLATION(S): SWR CODE SEC. 045-060, 045-050, 005-120 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>STATUS:</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> <p>A FINE IN THE AMOUNT OF \$150.00 IS IMPOSED.</p>

2.10	2021-626	<p>OWNER(S):ADLER HOLDINGS LLC ADDRESS: 6951 SW 185 WAY FOLIO: 5139 01 01 0021</p> <p>VIOLATION(S): TSWR CODE SEC. 005-120, 045-060, 045-050 FAILURE TO OBTAIN CERTIFICATE OF USE. USE OF PROPERTY AS A TRANSFER STATION IS NOT PERMITTED.</p>	<p>STATUS:</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> <p>COMPLIED PRIOR TO HEARING.</p>
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3. NEW CASES

3.1	<p>CASE 2021-523</p>	<p>OWNER(S): GARAJ, MOHAMED F & ZEENA F GARAJ, TAARIK ADDRESS: 17401 SW 54 ST FOLIO: 5040 31 01 0048</p> <p>VIOLATION(S): TSWR CODE SEC.045-030 (D) (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>STATUS:</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 11/16/2021 FOR HEARING.</p> <p>COMPLIED PRIOR TO HEARING.</p>
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3.2	CASE 2021-538	OWNER(S): MASSON, KIMBERLY KAY & ROBERTO F ADDRESS: 18531 SW 58 ST FOLIO: 5039 36 04 0070 VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT A PERMIT, FILLING WITHOUT APPROVAL OR PERMIT.	STATUS: 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. ADMITTED VIOLATION; GIVEN UNTIL 01/03/2022 TO OBTAIN COMPLIANCE OR TO APPEAR ON 01/04/2022 FOR HEARING. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT. ADMINISTRATIVE COST WAIVED.
3.3	CASE 2021-543	OWNER(S): GELINDON, LISA MARIE BRACCIO, BETTY J ETAL ADDRESS: 6541 MELALEUCA ROAD FOLIO: 5140 02 01 0137 VIOLATION(S): TSWR CODE SEC. 020-040(D) THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION.	STATUS: 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. COMPLIED PRIOR TO HEARING.

3.4	CASE 2021-552	<p>OWNER(S): RANCHO HOLDINGS LLC ADDRESS: 12850 LURAY ROAD FOLIO: 5140 02 01 0291</p> <p>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: COURTESY NOTICE ISSUED ON 08/17/2021.</p> <p>NOTICE OF VIOLATION ISSUED ON 08/30/2021.</p> <p>NOTICE OF HEARING ISSUED ON 09/30/2021 TO APPEAR ON 11/02/2021 FOR HEARING.</p> <p>COMPLIED PRIOR TO HEARING.</p>
3.5	CASE 2021-553	<p>OWNER(S): RANCHO HOLDINGS LLC ADDRESS: 12850 LURAY ROAD FOLIO: 5140 02 01 0281</p> <p>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: COURTESY NOTICE ISSUED ON 08/17/2021.</p> <p>NOTICE OF VIOLATION ISSUED ON 08/30/2021.</p> <p>NOTICE OF HEARING ISSUED ON 09/30/2021 TO APPEAR ON 11/02/2021 FOR HEARING.</p> <p>COMPLIED PRIOR TO HEARING.</p>
3.6	CASE 2021-554	<p>OWNER(S): LENDIAN, OBED ADDRESS: 15841 SW 56 ST FOLIO: 5040 33 14 0030 VIOLATION(S): TSWR CODE SEC. 005-080 WORK WITHOUT A PERMIT, FILLING WITHOUT APPROVAL OR PERMIT. DRIVEWAY VIOLATION.</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 08/17/2021.</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 11/16/2021 FOR HEARING.</p> <p>ADMITTED VIOLATION;</p> <p>GIVEN UNTIL 01/03/2022 TO OBTAIN COMPLIANCE OR TO APPEAR ON 01/04/2022 FOR HEARING. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT. ADMINISTRATIVE COST WAIVED.</p>

3.7	CASE 2021-581	OWNER(S): HERNANDEZ, STEPHEN ADDRESS: 4921 SW 201 TER FOLIO: 5039 35 05 0120 VIOLATION(S): TSWR CODE SEC. 005-080 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. ADMITTED VIOLATION; GIVEN UNTIL 01/03/2022 TO OBTAIN COMPLIANCE OR TO APPEAR ON 01/04/2022 FOR HEARING. A FINE IN THE AMOUNT OF \$150.00 A DAY WILL BE APPLIED AFTER THAT. ADMINISTRATIVE COST WAIVED.
3.8	CASE 2021-599	OWNER(S): TARAZONA, ANA CECILIA ADDRESS: 5940 SW 198 TER FOLIO: 5039 35 07 0010 VIOLATION(S): TSWR CODE SEC. 020-040(E) 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. COMPLIED PRIOR TO HEARING.
3.9	CASE 2021-605	OWNER(S): SALMON, DWIGHT A ADDRESS: 13901 MUSTANG TRL FOLIO: 5140 03 01 0324 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 09/21/2021. NOTICE OF HEARING ISSUED ON 10/11/2021 TO APPEAR ON 11/02/2021 FOR HEARING. COMPLIED PRIOR TO HEARING.

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

3.13	CASE 2021-614	<p>OWNER(S): MP HOLDINGS LLC ADDRESS: SW 48 ST FOLIO: 5040 31 01 0130</p> <p>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 09/23/2021..</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> <p>COMPLIED PRIOR TO HEARING.</p>
3.14	CASE 2021-624	<p>OWNER(S): MP HOLDINGS LLC ADDRESS: SW 48 ST FOLIO: 5040 31 01 0140</p> <p>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 09/23/2021.</p> <p>NOTICE OF HEARING ISSUED ON 10/11/2021 TO APPEAR ON 11/02/2021 FOR HEARING.</p> <p>COMPLIED PRIOR TO HEARING.</p>
3.15	CASE 2021-636	<p>OWNER(S): IGLESIA MISION VIDA INC ADDRESS: 17950 GRIFFIN ROAD FOLIO: 5040 30 03 0030 VIOLATION(S): TSWR SEC.070-030(D) PROHIBITED SIGNS WITHOUT PERMITS SIGNS BEING INSTALLED WITHOUT ANY APPROVAL OR PERMITS</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 09/29/2021.</p> <p>NOTICE OF HEARING ISSUED ON 10/12/2021 TO APPEAR ON 11/02/2021 FOR HEARING.</p> <p>COMPLIED PRIOR TO HEARING.</p>

3.16	CASE 2021-651	OWNER(S): GOODMAN, MAURICE D EST ADDRESS: 6410 SW 185 WAY FOLIO: 5139 01 01 0086 VIOLATION(S): 1. 020-040 (D) 2. 020-040 (A)(F) 3. 020-040 (E)(3) 4. 020-040 (A) 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 PLOT. 4. STORAGE OF JUNK VEHICLES.	STATUS: 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. WITHDRAW FROM THE HEARING, HAS NEW OWNER, THIS CASE WILL BE SET UP FOR HEARING WITH THE NEW OWNER INFORMATION.
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4. CITATIONS

4.1	CASE 2021A-407	OWNER(S): CABRERA, ADRUBAL DEL VALLE BARRIOS, LISMAR ADDRESS: 17000 STRATFORD COURT FOLIO: 5040 32 16 0150 VIOLATION(S): TSWR CODE SEC. 7-3(A) 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.	STATUS: NOTICE OF VIOLATION ISSUED ON 06/01/2021. CVN ISSUED ON 08/04/2021. 1 ST FALSE ALARM 02/01/2021 2 ND FALSE ALARM 05/09/2021 3 RD FALSE ALARM 07/19/2021 \$50.00 3 RD ALARM FINE IMPOSED. 4 TH FALSE ALARM 09/17/2021. PAID PRIOR TO HEARING.
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4.2	CASE 2021A-583	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA INC ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S): TSWR CODE SEC. 7-3(A) 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, 4 TH FALSE ALARM ON 09/26/2021.	STATUS: NOTICE OF VIOLATION ISSUED ON 09/02/2021. CVN ISSUED ON 10/01/2021. 1 ST FALSE ALARM 03/19/2021 2 ND FALSE ALARM 08/27/2021 3 RD FALSE ALARM 09/22/2021 4 TH FALSE ALARM ON 09/26/2021. PAID PRIOR TO HEARING.
4.3	CASE 2021C-006	OWNER(S): GREEN MEADOWS LAND TR GREEN MEADOWS LAND TR LLC ADDRESS: 6701 SW 166 AVE FOLIO: 5140 05 01 0068 VIOLATION(S): . TSWR CODE SEC 16-19 BULK OUT ON NON-PERMITTED DATE	STATUS: WARNING NOTICE OF VIOLATION ISSUED ON 01/04/2021. WARNING NOTICE OF VIOLATION ISSUED ON 03/04/2021. CVN ISSUED ON 10/06/2021. PAID PRIOR TO HEARING.

- 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).