

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 10<sup>TH</sup> , 2020  
9:00 A.M.**

**1. CALL SESSION TO ORDER**

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

<p><b>2.1</b></p>	<p><b>CASE 2018-464</b></p>	<p><b>OWNER(S):</b> WINDMILL HOLDINGS VI LLC  <b>ADDRESS:</b> 18231 SW 60<sup>TH</sup> STREET  <b>FOLIO:</b> 5040 31 01 0395</p> <p><b>VIOLATION(S):</b>  1) <b>CODE SECT. 005-120 -</b>  VIOLATION OF CERTIFICATE OF USE  CONDITIONS OF APPROVAL TO WIT:  LANDSCAPE MAINTENANCE BUSINESS  ANCILLARY TO NURSERIES ARE PROHIBITED.  2) <b>SEC. 045-030(C) (3)-</b>  AGRICULTURAL VEHICLES BEING STORED ON  PROPERTY THAT ARE NOT BEING USED ON THE  PLOT.</p>	<p><b>STATUS:</b>  AMENDED FINAL ORDER ISSUED  ON 03/03/20 TO COMPLY BY  04/06/20 OR TO APPEAR AT THE  IMPOSITION HEARING ON  04/07/20.</p> <p>AMENDED FINAL ORDER  PERVIOUSLY ISSUED, TO  CORRECT THE VIOLATION BY  08/03/2020 AND TO APPEAR AT  THE 08/04/2020 IF NOT IN  COMPLIANCE.</p> <p>AMENDED FINAL ORDER TO  COMPLY BY 10/05/2020 OR TO  APPEAR AT THE 10/06/2020  HEARING IF NOT COMPLIANT.</p> <p>FINAL ORDER AND VIRTUAL  HEARING INSTRUCTIONS ISSUED  ON 09/01/2020 TO APPEAR FOR  HEARING ON 10/06/2020.</p> <p>AMENDED FINAL ORDER TO  COMPLY BY 11/09/20 AND TO  APPEAR ON 11/10/2020 IF NOT IN  COMPLIANCE.</p> <p><b>CONTINUANCE ISSUED FOR  30 DAYS. TO APPEAR FOR  HEARING ON 12/01/2020.</b></p>
<p><b>2.2</b></p>	<p><b>CASE 2020 – 007</b></p>	<p><b>OWNER(S):</b> WEEKLEY BROS LEASING LTD  <b>ADDRESS:</b> SW 210 TERRACE  <b>FOLIO:</b> 5039 34 14 0010</p> <p><b>VIOLATION(S):</b> <b>TSWR CODE SEC. 045-030(C),  045-050, 045-060</b>  1) COMMERCIAL VEHICLES AND/ OR  EQUIPMENT BEING STORED ON  PROPERTY.</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED  ON 1/21/20.  NOTICE OF HEARING ISSUED ON  05/19/20 TO APPEAR ON 06/02/20  HEARING.</p> <p>ADMITTED TO VIOLATION;  GIVEN UNTIL AUGUST 31<sup>ST</sup> TO  COMPLY (90 DAYS) OR MUST</p>

			<p>APPEAR AT THE SEPTEMBER 1<sup>ST</sup> HEARING. A FINE OF \$150 PER DAY WILL BE IMPOSED AFTER THIS DATE IF NOT IN COMPLIANCE.</p> <p>AMENDED FINAL ORDER TO COMPLY BY 08/31/2020 OR TO APPEAR FOR HEARING ON 09/01/2020 IF NOT IN COMPLIANCE.</p> <p>AMENDED FINAL ORDER TO COMPLY BY 11/02/2020 (60 DAY EXTENSION) OR TO APPEAR FOR HEARING ON 11/10/2020 IF NOT IN COMPLIANCE.</p> <p>AMENDED FINAL ORDER AND VIRTUAL HEARING INFORMATION ISSUED ON 09/01/2020 TO APPEAR ON 11/10/2020 FOR HEARING.</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>
2.3	<p><b>CASE 2020-098</b></p>	<p><b>OWNER(S):</b> CALLAGHAN, STEPHEN CALLAGHAN, SHOBHNA  <b>ADDRESS:</b> 6410 SW 130<sup>TH</sup> AVE  <b>FOLIO:</b> 5140 02 01 0170</p> <p><b>VIOLATION(S):</b> <b>CODE SEC 005-080(A)</b>  TWO-STORY STRUCTURE PLACED ON PROPERTY WITHOUT APPROVAL OR PERMITS.</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 4/23/2020.</p> <p>NOTICE OF HEARING ISSUED ON 07/17/2020 TO APPEAR ON 08/04/2020 FOR HEARING.</p> <p>ADMITTED TO VIOLATION:  GIVEN UNTIL 08/31/2020 (30 DAYS) OR MUST APPEAR ON 09/01/2020 FOR HEARING A FINE OF \$250.00 PER DAY WILL BE IMPOSED AFTER THIS DATE IF NOT IN COMPLIANCE.</p> <p>AMENDED FINAL ORDER TO COMPLY BY 08/31/2020 OR TO APPEAR FOR HEARING ON 09/01/2020 IF NOT IN COMPLIANCE.</p> <p>AMENDED FINAL ORDER TO COMPLY BY 10/05/2020 (30</p>

			<p>DAY EXTENSION) OR TO APPEAR FOR HEARING ON 10/06/2020 IF NOT IN COMPLIANCE.</p> <p>FINAL ORDER AND VIRTUAL HEARING INSTRUCTIONS ISSUED ON 09/01/2020 TO APPEAR ON 10/06/2020 FOR HEARING.</p> <p>GIVEN LAST CONTINUANCE AMENDED ORDER TO COMPLY BY 11/09/2020 OR TO APPEAR FOR HEARING 11/10/2020 IF NOT IN COMPLIANCE.</p> <p><b>CONTINUANCE ISSUED FOR 30 DAYS. TO APPEAR FOR HEARING ON 12/01/2020.</b></p>
2.4	<p><b>CASE 2020-133</b></p>	<p><b>OWNER(S):</b> AGUERA, ANA AGUERA, CARLOS  <b>ADDRESS:</b> 20221 SW 48 PLACE  <b>FOLIO:</b> 5039 35 03 0560</p> <p><b>VIOLATION(S):</b>  <b>CODE SECTION 008-080 (A)</b>  IT IS UNLAWFUL TO BUILD, ERECT OR ALTER LAND, STRUCTURES OR BUILDINGS WITHOUT A PERMIT. TO WIT, ILLEGAL FENCE AND GATE BUILD WITHOUT OBTAINING PROPER PERMITS</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 5/11/20.  NOTICE OF HEARING ISSUED ON 05/29/20 TO APPEAR ON 07/07/20 HEARING.</p> <p>GIVEN UNTIL AUGUST 3<sup>RD</sup> (30 DAYS) OR MUST APPEAR AT THE AUGUST 1<sup>ST</sup> HEARING. A FINE OF \$150.00 PER DAY WILL BE IMPOSED AFTER THIS DATE IF NOT IN COMPLIANCE.</p> <p>ADMITTED TO VIOLATION:  AMENDED FINAL ORDER TO COMPLY BY 08/31/2020 OR TO APPEAR FOR HEARING ON 09/01/2020 IF NOT IN COMPLIANCE.</p> <p>AMENDED FINAL ORDER TO COMPLY BY 10/05/2020 (30 DAY EXTENSION) OR TO APPEAR FOR HEARING ON 10/06/2020 IF NOT IN COMPLIANCE.</p>

			<p>FINAL ORDER AND VIRTUAL HEARING INSTRUCTIONS ISSUED ON 09/01/2020 TO APPEAR ON 10/06/2020 FOR HEARING.</p> <p>AMENDED FINAL ORDER TO COMPLY BY 11/09/2020, OR TO APPEAR FOR HEARING ON 11/10/2020 IF NOT IN COMPLIANCE.</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>
2.5	<p><b>CASE 2020-169</b></p>	<p><b>OWNER(S):</b> WEEKLEY, TROY L JR H/E WEEKLEY, TROY L SR <b>ADDRESS:</b> 5030 SW 201 TER <b>FOLIO:</b> 5039 35 05 0400</p> <p><b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080 (A)</b> 1) WORK WITHOUT A PERMIT <b>TSWR CODE SEC. 045-030 (F)(3)</b> 2) EXCESSIVE ANIMALS</p>	<p><b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 06/10/2020.</p> <p>NOTICE OF HEARING ISSUED ON 8/17/2020 TO APPEAR ON 09/01/2020 FOR HEARING.</p> <p>ADMITTS TO VIOLATION; AMENDED FINAL ORDER TO COMPLY BY 11/02/2020 (60 DAY EXTENSION) OR TO APPEAR FOR HEARING ON 11/10/2020 IF NOT IN COMPLIANCE.</p> <p>FINAL ORDER AND VIRTUAL HEARING INSTRUCTIONS ISSUED 09/01/2020 TO APPEAR ON 11/10/2020 FOR HEARING.</p> <p><b>CONTINUANCE ISSUED FOR 30 DAYS. TO APPEAR FOR HEARING ON 12/01/2020.</b></p>
2.6	<p><b>CASE 2020 - 210</b></p>	<p><b>OWNER(S):</b> LASKEY, JAMES <b>ADDRESS:</b> 5780 SW 188<sup>TH</sup> AVE</p> <p><b>FOLIO:</b> 5039 36 05 0100</p> <p><b>VIOLATION(S):</b> <b>CODE SEC. 005-080(A)</b> 1) WORK DONE WITHOUT A PERMIT. TO WIT, A/C WORK PERFORMED WITHOUT PROPER PERMITS. 1)</p>	<p><b>STATUS:</b> NOTICE OF VIOLATION ISSUED 06/26/2020.</p> <p>NOTICE OF HEARING ISSUED ON 07/17/2020 TO APPEAR ON 08/04/2020 FOR HEARING.</p> <p>EXTENSION OF 30 DAYS GRANTED, THIS CASE WILL BE PRESENTED ON 09/01/2020</p>

			<p>HEARING.</p> <p>NOTICE OF HEARING ISSUED ON 09/04/2020 TO APPEAR ON 10/06/2020 FOR HEARING.</p> <p>FOUND IN VIOLATION; GIVEN 10 DAYS TO COMPLY, AFTER THAT \$150.00 A DAY WILL BE APPLIED.</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>
2.7	<p><b>CASE 2020-254</b></p>	<p><b>OWNER(S):</b> HERNANDEZ, JOSE ALBERTO H/E GARCIA, JORGE  <b>ADDRESS:</b> 4900 SW 167 AVE  <b>FOLIO:</b> 5040 32 02 0089</p> <p><b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080(A), 045-030(G)(3)</b></p> <ol style="list-style-type: none"> <li>1) WORK WITHOUT A PERMIT. TO WIT, A SLAB, PVC FENCE AND COVERED TERRACE WERE BUILT WITHOUT PERMITS.</li> <li>2) USING GARAGE AS A GUEST HOUSE/ FOR LIVING PURPOSES.</li> </ol>	<p><b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 07/30/2020.</p> <p>NOTICE OF HEARING ISSUED ON 08/18/2020 TO APPEAR ON 09/01/2020 FOR HEARING.</p> <p>AMENDED FINAL ORDER TO COMPLY BY 10/05/2020 (30 DAY EXTENSION) OR TO APPEAR ON 10/06/2020 FOR HEARING.</p> <p>ORDER OF CONTINUANCE AND ONLINE VIRTUAL HEARING INSTRUCTIONS ISSUED ON 09/01/2020 TO APPEAR ON 10/06/2020 FOR HEARING.</p> <p>ADMITTED VIOLATION; ADMINISTRATIVE COST WAIVED, GIVEN 60 DAYS TO COMPLY FOR VIOLATION #1.</p> <p>VIOLATION #2 CONTINUANCE ISSUED FOR 30 DAYS. TO APPEAR FOR HEARING ON 11/10/2020.</p> <p>AFTER 11/10/2020 MAY NEED TO VACATE IMMEDIATELY DUE TO LIFE SAFETY ISSUES.</p> <p><b>CONTINUANCE ISSUED FOR 30 DAYS. TO APPEAR FOR</b></p>

			<b>HEARING ON 12/03/2020.</b>
2.8	<b>CASE 2020-262</b>	<p><b>OWNER(S):</b> 5901 SW 162 AVE LLC  <b>ADDRESS:</b> 5901 SW 162<sup>nd</sup> AVE  <b>FOLIO:</b> 5040 32 04 0068</p> <p><b>VIOLATION(S): SEC.045-030 (C.1)(C.5.d)</b>  (1)ALL VEHICLES AND EQUIPMENT PARKED OR STORED MUST BE REGISTERED TO A PERMANENT, FULL-TIME RESIDENT OF THE PREMISES  ADDITIONAL RECREATIONAL VEHICLES OVER TWO  (2) SHALL BE SCREENED OR ENCLOSED AND SHALL NOT BE VISIBLE FROM ANY ADJACENT STREET OR PROPERTY</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 085/07/2020.</p> <p>NOTICE OF HEARING ISSUED ON 09/04/2020 TO APPEAR ON 10/06/2020 FOR HEARING.</p> <p>ADMITTED VIOLATION;  ADMINISTRATIVE COST WAIVED.  GIVEN 30 DAYS TO COMPLY BY 11/09/2020 OR TO APPEAR FOR HEARING ON 11/10/2020 IF NOT IN COMPLIANCE.  FINAL ORDER \$150.00 PER DAY WILL BE APPLIED AFTER THAT DATE.</p> <p><b>CONTINUANCE ISSUED FOR 30 DAYS. TO APPEAR FOR HEARING ON 12/01/2020.</b></p>
2.9	<b>CASE 2020-273</b>	<p><b>OWNER(S):</b> TROCONIS CALDERON, JAVIER L  <b>ADDRESS:</b> 5401 SW 210 TERR  <b>FOLIO:</b> 5039 34 06 0010</p> <p><b>VIOLATION(S): TSWR CODE SECTION 020-040(D)</b>  THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 08/17/2020.</p> <p>NOTICE OF HEARING ISSUED ON 09/03/2020 TO APPEAR ON 10/06/2020 FOR HEARING.</p> <p>FOUND IN VIOLATION;  GIVEN 10 DAYS TO COMPLY.  AFTER THAT \$150.00 PER DAY WILL BE APPLIED.</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>
2.10	<b>CASE 2020 - 285</b>	<p><b>OWNER(S):</b> KALDIRIMOGLU, MECIT H/E  KALDIRIMOGLU, SEYFULLAH &amp; SEVIL  <b>ADDRESS:</b> 17450 SW 46 STREET  <b>FOLIO:</b> 5040 30 00 0340</p> <p><b>VIOLATION(S): TSWR CODE SEC. 005-080(A)</b>  WORK WITHOUT A PERMIT. GARAGE CONVERSION WITHOUT APPROVAL OR PERMITS.</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON 08/24/2020.</p> <p>NOTICE OF HEARING ISSUED ON 09/22/2020 TO APPEAR ON 10/06/2020 FOR HEARING.</p> <p>ADMITTED VIOLATION;  GIVEN 30 DAYS TO COMPLY</p>

		1)	<p>BY 11/09/2020 OR TO APPEAR FOR HEARING ON 11/10/2020 IF NOT IN COMPLIANCE. FINAL ORDER \$150.00 PER DAY AFTER THAT DATE.</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>
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### 3. NEW CASES

3.1	<p><b>CASE</b> <b>2020-244</b></p>	<p><b>OWNER(S):</b> BORQUET SOTO, JEMIS NASSER SZOTA BORQUET, JESSICA <b>ADDRESS:</b> 17200 SW 65 CT <b>FOLIO:</b> 5140 06 01 0080</p> <p><b>VIOLATION(S):</b> <b>TSWR CODE SEC. 065-080 (C)</b> SWIMMING POOLS SHALL BE ENCLOSED WITH FENCE OR WALL.</p>	<p><b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 07/15/2020.</p> <p>NOTICE OF HEARING ISSUED ON 10/01/2020 TO APPEAR ON 11/10/2020 FOR HEARING.</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>
3.2	<p><b>CASE</b> <b>2020 – 269</b></p>	<p><b>OWNER(S):</b> HERNANDEZ, CARLOS H/E HERNANDEZ, RANDI BLOOM <b>ADDRESS:</b> 19101 SW 59<sup>TH</sup> STREET <b>FOLIO:</b> 5039 36 10 0500</p>	<p><b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 08/13/2020.</p> <p>NOTICE OF HEARING ISSUED</p>

		<b>VIOLATION(S): TSWR CODE SEC. 005-080(A)</b> 1) WORK DONE WITHOUT A PERMIT. TO WIT, IMPACT WINDOWS PLACED WITHOUT PERMIT.	ON 09/25/2020 TO APPEAR ON 11/10/2020 FOR HEARING.  <b>COMPLIED PRIOR TO HEARING.</b>
3.3	CASE 2020 – 305	<b>OWNER(S):</b> SW RANCHES CORNER PROPERTIES LLC <b>ADDRESS:</b> SW 63 MANOR <b>FOLIO:</b> 5140 05 27 0010  <b>VIOLATION(S): TSWR CODE SEC. 020-040(D)</b> THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: THE EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATION.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 09/17/2020.  NOTICE OF HEARING ISSUED ON 09/30/2020 TO APPEAR ON 11/10/2020 FOR HEARING.  <b>COMPLIED PRIOR TO HEARING.</b>
3.4	CASE 2020-319	<b>OWNER(S):</b> GARAJ, MOHAMED F & ZEENA F GARAJ, TAARIK <b>ADDRESS:</b> 17401 SW 54 ST <b>FOLIO:</b> 5040 31 01 0048  <b>VIOLATION(S): TSWR CODE SEC. 005-080</b> WORK WITHOUT PERMIT, FILLING WITHOUT APPROVAL OR PERMIT ON THE FRONT EAST SIDE OF PROPERTY.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 09/25/2020.  NOTICE OF HEARING ISSUED ON 10/09/2020 TO APPEAR ON 11/10/2020 FOR HEARING.  <b>COMPLIED PRIOR TO HEARING.</b>
3.5	CASE 2020 –327	<b>OWNER(S):</b> SPILLERS, WILLIAM F <b>ADDRESS:</b> 5310 SW 186 AVE <b>FOLIO:</b> 5039 36 01 0135  <b>VIOLATION(S): TSWR CODE SEC. 005-080</b> WORK WITHOUT PERMIT, FILLING WITHOUT APPROVAL OR PERMIT.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 09/28/2020.  NOTICE OF HEARING ISSUED ON 10/13/2020 TO APPEAR ON 11/10/2020 FOR HEARING.  <b>CONTINUANCE ISSUED FOR 30 DAYS. TO APPEAR FOR HEARING ON 12/01/2020.</b>
3.6	CASE 2020-328	<b>OWNER(S):</b> SUAREZ, JIMMY OLMEDO <b>ADDRESS:</b> 16360 STIRLING RD <b>FOLIO:</b> 5040 32 05 0060  <b>VIOLATION(S): TSWR CODE SEC. 005-080</b> WORK WITHOUT PERMIT, FILLING WITHOUT APPROVAL OR PERMIT.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 9/28/2020.  NOTICE OF HEARING ISSUED ON 10/16/2020 TO APPEAR ON 11/10/2020 FOR HEARING.  <b>COMPLIED PRIOR TO HEARING</b>
3.7	CASE 2020 - 331	<b>OWNER(S):</b> GERBER, LLOYD A <b>ADDRESS:</b> MUSTANG TRL	<b>STATUS:</b> NOTICE OF VIOLATION

		<p><b>FOLIO:</b> 5140 03 11 0010</p> <p><b>VIOLATION(S): TSW CODE 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>ISSUED ON 09/30/2020.</p> <p>NOTICE OF HEARING ISSUED ON 10/13/2020 TO APPEAR ON 11/10/2020 FOR HEARING.</p> <p><b>CONTINUANCE ISSUED FOR 30 DAYS. TO APPEAR FOR HEARING ON 12/01/2020.</b></p>
3.8	CASE 2020 - 332	<p><b>OWNER(S):</b> GERBER, LLOYD A <b>ADDRESS:</b> MUSTANG TRL <b>FOLIO:</b> 5140 03 11 0020</p> <p><b>VIOLATION(S): TSW CODE 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> NOTICE OF VIOLATION ISSUED ON 09/30/2020.</p> <p>NOTICE OF HEARING ISSUED ON 10/13/2020 TO APPEAR ON 11/10/2020 FOR HEARING.</p> <p><b>CONTINUANCE ISSUED FOR 30 DAYS. TO APPEAR FOR HEARING ON 12/01/2020.</b></p>
3.9	CASE 2020-341	<p><b>OWNER(S):</b> BAHLMAN, ROBERT &amp; LISA BAUER <b>ADDRESS:</b> 13321 MUSTANG TRAIL <b>FOLIO:</b> 5140 02 03 0030</p> <p><b>VIOLATION(S): TSWR CODE SEC. 005-080</b> WORK WITHOUT PERMIT, FILLING WITHOUT APPROVAL OR PERMIT.</p>	<p><b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 10/02/2020.</p> <p>NOTICE OF HEARING ISSUED ON 10/16/2020 TO APPEAR ON 11/10/2020 FOR HEARING.</p> <p><b>CONTINUANCE ISSUED FOR 30 DAYS. TO APPEAR FOR HEARING ON 12/01/2020.</b></p>
3.10	CASE 2020-343	<p><b>OWNER(S):</b> DUANE, MICHAEL T DUANE-DRAY, VALERIE Y <b>ADDRESS:</b> 17321 SW 58 STREET <b>FOLIO:</b> 5140 06 13 0090</p> <p><b>VIOLATION(S): TSW CODE 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> NOTICE OF VIOLATION ISSUED ON 10/02/2020. NOTICE OF HEARING ISSUED ON 10/16/2020 TO APPEAR ON 11/10/2020 FOR HEARING.</p> <p><b>CONTINUANCE ISSUED FOR 30 DAYS. TO APPEAR FOR HEARING ON 12/01/2020.</b></p>
3.11	CASE 2020-349	<p><b>OWNER(S):</b> AMEZQUITA, EDGAR <b>ADDRESS:</b> SW 186<sup>TH</sup> AVE <b>FOLIO:</b> 5039 25 02 0091</p>	<p><b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 10/08/2020.</p>

		<b>VIOLATION(S): TSWR CODE SEC. 24-49 (4)</b> NO PERSON SHALL PARK ANY VEHICLE AT ANY TIME WITHIN 15 FEET OF A FIRE HYDRANT.	NOTICE OF HEARING ISSUED ON 10/22/2020 TO APPEAR ON 11/10/2020 FOR HEARING.  <b>CONTINUANCE ISSUED FOR 30 DAYS. TO APPEAR FOR HEARING ON 12/01/2020.</b>
3.12	CASE 2020-354	<b>OWNER(S):</b> RODRIGUEZ, LUIS & RODRIGUEZ, ROSA S <b>ADDRESS:</b> 15600 SW 54 PL <b>FOLIO:</b> 5040 33 18 0010  <b>VIOLATION(S): TSWR CODE SEC. 020-040</b> FAILURE TO MAINTAIN PROPERTY; OVERGROWN VEGETATION, TO WIT, OVERGROWN HEDGES ON THE NORTH SIDE.	<b>STATUS:</b> COURTESY NOTICE ISSUED ON 10/09/2020.  NOTICE OF HEARING ISSUED ON 10/23/2020 TO APPEAR ON 11/10/2020 FOR HEARING.  <b>COMPLIED PRIOR TO HEARING.</b>
3.13	CASE 2020-356	<b>OWNER(S):</b> SANTA FE AT SOUTHWEST RANCHES HOLDINGS LLC <b>ADDRESS:</b> 15500 SW 54 WAY <b>FOLIO:</b> 5040 33 18 0020  <b>VIOLATION(S): TSWR CODE SEC. 020-040</b> FAILURE TO MAINTAIN PROPERTY; OVERGROWN VEGETATION, TO WIT, OVERGROWN HEDGES ON THE NORTH SIDE.	<b>STATUS:</b> COURTESY NOTICE ISSUED ON 10/09/2020.  NOTICE OG HEARING ISSUED ON 10/23/2020 TO APPEAR ON 11/10/2020 FOR HEARING.  <b>COMPLIED PRIOR TO HEARING.</b>
3.14	CASE 2020-357	<b>OWNER(S):</b> SANTA FE AT SOUTHWEST RANCHES HOLDINGS LLC <b>ADDRESS:</b> 15400 SW 54 PL <b>FOLIO:</b> 5040 33 18 0030  <b>VIOLATION(S): TSWR CODE SEC. 020-040</b> FAILURE TO MAINTAIN PROPERTY; OVERGROWN VEGETATION, TO WIT, OVERGROWN HEDGES ON THE NORTH SIDE	<b>STATUS:</b> COURTESY NOTICE ISSUED ON 10/09/2020.  NOTICE OF HEARING ISSUED ON 10/23/22 FOR HEARING.  <b>COMPLIED PRIOR TO HEARING.</b>
3.15	CASE 2020-358	<b>OWNER(S):</b> SANTA FE AT SOUTHWEST RANCHES HOLDINGS LLC <b>ADDRESS:</b> 15300 SW 54 PL <b>FOLIO:</b> 5040 33 18 0040  <b>VIOLATION(S): TSWR CODE SEC. 020-040</b> FAILURE TO MAINTAIN PROPERTY; OVERGROWN VEGETATION, TO WIT, OVERGROWN HEDGES ON THE NORTH SIDE	<b>STATUS:</b> COURTESY NOTICE ISSUED ON 10/09/2020.  NOTICE OF HEARING ISSUED ON 10/23/2020 TO APPEAR ON 11/10/2020 FOR HEARING.  <b>COMPLIED PRIOR TO HEARING.</b>

4. CITATIONS

<p>4.1</p>	<p><b>CASE</b> <b>2020A - 147</b></p>	<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 (6) 1) 1<sup>ST</sup> FALSE ALARM ON 3/07/2020, 2<sup>ND</sup> FALSE ALARM ON 5/19/2020 19:16, 3<sup>RD</sup> FALSE ALARM ON 7/16/2020 5:17. 5<sup>TH</sup> FALSE ALARM ON 8/11/2020 17:44. 6<sup>TH</sup> FALSE ALARM ON 8/15/2020 00:37. 7<sup>TH</sup> FALSE ALARM ON 9/27/2020 15:22:06.</p>	<p><b>STATUS:</b> <b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 06/03/2020</p> <p>CIVIL VIOLATION NOTICE ISSUED ON 08/05/2020</p> <p>NOTICE OF HEARING ISSUED ON 08/18/2020 TO APPEAR ON 09/01/2020 FOR HEARING.</p> <p>CVN PAID ON 09/18/2020. CVN PAID ON 10/02/2020.</p> <p>CIVIL NOTICE VIOLATION ISSUED ON 10/07/2020.</p> <p><b>PAID PRIOR TO HEARING.</b></p>
<p>4.2</p>	<p><b>CASE</b> <b>2020A - 225</b></p>	<p><b>OWNER(S):</b> RANCHES AUTO CARE &amp; TIRE INC BRIDGESTONE FIRESTONE/TAX <b>ADDRESS:</b> 6500 DYKES ROAD <b>FOLIO:</b> 5140 04 13 0013</p> <p><b>VIOLATION(S):</b> <b>TSWR CODE SEC 7-3(A)</b> FALSE ALARM IN EXCESS OF (12) 13<sup>TH</sup> FALSE ALARM. 1<sup>ST</sup> FALSE ALARM ON 6/06/2020 23:51. 2<sup>ND</sup> FALSE ALARM ON 6/15/2020 21:26. 3<sup>RD</sup> FALSE ALARM ON 7/05/2020 18:17. 4<sup>TH</sup> FALSE ALARM ON 09/08/2020 23:54:47. 5<sup>TH</sup> FALSE ALARM ON 9/17/2020 02:20:56. 6<sup>TH</sup> FALSE ALARM ON 09/17/2020 00:06:32. 7<sup>TH</sup> FALSE ALARM ON 9/18/2020 20:41:24. 8<sup>TH</sup> FALSE ALARM ON 9/23/2020 01:35:43. 9<sup>TH</sup> FALSE ALARM ON 9/24/2020 01:49:47. 10<sup>TH</sup> FALSE ALARM ON 9/24/2020 21:02:08. 11<sup>TH</sup> FALSE ALARM ON 9/28/2020 22:39:37. 12<sup>TH</sup> FALSE ALARM ON 9/29/2020 23:07:03. 13<sup>TH</sup> FALSE ALARM ON 09/30/2020 20:24:13.</p>	<p><b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 07/07/2020.</p> <p>CIVIL VIOLATION NOTICE ISSUED ON 08/05/2020.</p> <p>NOTICE OF HEARING ISSUED ON 08/18/2020 TO APPEAR ON 09/01/2020 FOR HEARING.</p> <p>PAID PRIOR TO HEARING.</p> <p>CIVIL NOTICE OF VIOLATION ISSUED ON 10/07/2020.</p> <p><b>PAID PRIOR TO HEARING.</b></p>
<p>4.3</p>	<p><b>CASE</b> <b>2020A - 346</b></p>	<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 (2) 3<sup>RD</sup> FALSE ALARM. 1<sup>ST</sup> FALSE ALARM ON 9//11/2020 07:58:15. 2<sup>ND</sup> FALSE ALARM ON 09/22/2020 08:01:30. 3<sup>RD</sup> FALSE ALARM ON 09/24/2020 00:12:22.</p>	<p><b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 10/07/2020.</p> <p>CIVIL VIOLATION NOTICE ISSUED ON 10/07/2020.</p> <p><b>PAID PRIOR TO HEARING.</b></p>

**5. REPEAT VIOLATIONS:**

5.1	CASE 2019 – 481	OWNER(S) ADDRESS: FOLIO:  VIOLATION(S): 1)	STATUS:
5.2	2016 – 595	OWNER(S): ADDRESS: FOLIO:  VIOLATION(S):	STATUS:

**6. RE-HEARINGS:**

6.1	CASE	OWNER(S): ADDRESS: FOLIO:  VIOLATION(S): 1)	STATUS:
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**7. FORECLOSURE REQUESTS**

7.1	CASE	OWNER(S): ADDRESS: FOLIO:  VIOLATION(S):	STATUS:
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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).