

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

**SPECIAL MAGISTRATE HEARING
DECEMBER 3, 2019
9:00 A.M.**

MINUTES

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

2.1	CASE 2018 - 464	<p>OWNER(S): WINDMILL HOLDINGS VI LLC ADDRESS: 18231 SW 60 STREET FOLIO: 5040 31 01 0395</p> <p>VIOLATION(S):</p> <ol style="list-style-type: none"> 1) CODE SECTION 005 - 120 – VIOLATION OF CERTIFICATE OF USE CONDITIONS OF APPROVAL TO WIT: LANDSCAPE MAINTENANCE BUSINESS ANCILLARY TO NURSERIES ARE PROHIBITED. 2) CODE SECTION 045 – 030 (C)(3) – AGRICULTURAL VEHICLES BEING STORED ON PROPERTY THAT ARE NOT BEING USED ON THE PLOT. 	<p>STATUS: AMENDED FINAL ORDER ISSUED ON 11/05/19 TO COMPLY BY 12/02/19 OR TO APPEAR AT THE IMPOSITION HEARING ON 12/03/19</p> <p>AMENDED FINAL ORDER ISSUED TO CORRECT THE VIOLATION BY 01/06/2020 AND TO APPEAR AT THE 01/07/2020 IF NOT IN COMPLIANCE.</p>
2.2	CASE 2019 - 242	<p>OWNER(S): EMANUEL G CAILIS LIV TR ADDRESS: 5470 HANCOCK ROAD FOLIO: 5040 34 07 0010</p> <p>VIOLATION(S):</p> <ol style="list-style-type: none"> 1) CODE SECTION 045 – 100 (A) – BIRDS NOT BEING KEPT ACCORDING TO REQUIRED 50’ SETBACK 2) CODE SECTION FL STA 823.01 – ALLOWING BIRDS TO CREATE NUISANCE TO WIT: CONTINUOUS SQUACKING THROUGHOUT THE ENTIRE DAY. 	<p>STATUS: AMENDED FINAL ORDER ISSUED ON 11/05/19 TO COMPLY BY 12/02/19 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY UNTIL CORRECTED. TO APPEAR AT THE 12/03/19 IMPOSITION HEARING IF NOT IN COMPLIANCE.</p> <p>COMPLIANCE PRIOR TO THE HEARING AS PER INSPECTION BY THE MAGISTRATE.</p>
2.3	CASE 2019 - 442	<p>OWNER(S): LOURDES AND ANTONIO RODRIGUEZ ADDRESS: 18101 SW 55 STREET FOLIO: 5040 31 01 0480</p> <p>VIOLATION(S):</p> <ol style="list-style-type: none"> 1) CODE SECTION 005 – 080 (A) – WORK BEING DONE WITHOUT A PERMIT AND 	<p>STATUS: FINAL ORDER ON 05/11/19 TO COMPLY BY 12/02/19 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY UNTIL COMPLIANCE. TO APPEAR AT THE 12/03/19 IMPOSITION HEARING IF NOT IN</p>

		BEYOND THE SCOPE OF THE APPROVAL	COMPLIANCE. COMPLIANCE PRIOR TO THE HEARING AS PER INSPECTION BY THE MAGISTRATE.
2.4	CASE 2019 - 443	OWNER(S): VICTORIA PRODUCE LLC ADDRESS: 4830 SW 188 AVE FOLIO: 5039 25 03 0220 VIOLATION(S): 1) CODE SECTION 005 – 080 (A) – WORK DONE WITHOUT A PERMIT TO WIT INSTALLATION OF REAR PORCH WITHOUT APPROVAL	STATUS: FINAL ORDER ISSUED ON 10/01/19 TO COMPLY BY 12/02/19 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY. TO APPEAR AT THE IMPOSITION HEARING ON 12/03/19 IF NOT IN COMPLIANCE AMENDED FINAL ORDER TO COMPLY BY 01/06/2020 AND TO APPEAR AT THE 01/07/2020 IF NOT IN COMPLIANCE.
2.5	CASE 2019 - 473	OWNER(S): VICTORIA PRODUCE LLC ADDRESS: 4830 SW 188 AVE FOLIO: 5039 25 03 0220 VIOLATION(S): 1) CODE SECTION 005 – 080 (A) – WORK DONE WITHOUT A PERMIT TO WIT STORAGE CONTAINER CONVERTED INTO DETACHED ANCILLARY STRUCTURE	STATUS: FINAL ORDER ISSUED ON 10/01/19 TO COMPLY BY 12/02/19 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY. TO APPEAR AT THE IMPOSITION HEARING ON 12/03/19 IF NOT IN COMPLIANCE AMENDED FINAL ORDER TO COMPLY BY 01/06/2020 AND TO APPEAR AT THE 01/07/2020 IF NOT IN COMPLIANCE.
2.6	CASE 2019 - 524	OWNER(S): HENRY, MILISSA PEREZ, MICHAEL ADDRESS: 4900 SW 188 AVE FOLIO: 5039 25 03 0130 VIOLATION(S): 1) CODE SECTION 005 – 080 (A) – WORK DONE WITHOUT A PERMIT TO WIT FILL WITHOUT A PERMIT	STATUS: FINAL ORDER ISSUED ON 11/05/19 TO COMPLY BY 11/15/19 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY. TO APPEAR AT THE IMPOSITION HEARING ON 12/03/19 IF NOT IN COMPLIANCE COMPLIANCE PRIOR TO THE HEARING

2.7	CASE 2019 - 544	<p>OWNER(S): TROCONIS, CALDERON, JAVIER L ADDRESS: 5401 SW 210 TERRACE FOLIO: 5039 34 06 0010</p> <p>VIOLATION(S): 1) CODE SECTION 020 – 030 AND 020 – 040(D) – FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN ALL AREAS OF THE PROPERTY</p>	<p>STATUS: FINAL ORDER ISSUED ON 11/05/19 TO COMPLY BY 11/15/19 OR A FINE IN THE AMOUNT OF \$250.00 PER DAY. TO APPEAR AT THE IMPOSITION HEARING ON 12/03/19 IF NOT IN COMPLIANCE</p> <p>COMPLIANCE PRIOR TO THE HEARING</p>
2.8	CASE 2019 - 545	<p>OWNER(S): MORALES, CESAR H/E LEON, RENE & CABRERA, EDUARDO ADDRESS: 5301 SW 198 TERRACE FOLIO: 5039 35 08 0200</p> <p>VIOLATION(S): 1) CODE SECTION 005– 080 (a) – WORK BEING DONE WITHOUT A PERMIT; ROOF STRUCTURE</p>	<p>STATUS: FINAL ORDER ISSUED ON 11/05/19 TO COMPLY BY 11/15/19 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY. TO APPEAR AT THE IMPOSITION HEARING ON 12/03/19 IF NOT IN COMPLIANCE</p> <p>IMPOSED PENALTY IN THE AMOUNT OF \$150.00 PER DAY FROM 11/15/19 UNTIL COMPLIANCE.</p>
2.9	CASE 2019 - 561	<p>OWNER(S): DALFONSO, DANELL C DALFONSO AND MICHAEL OUTLAW ADDRESS: 5648 SW 142 AVE FOLIO: 5040 34 01 0190</p> <p>VIOLATION(S): 1) CODE SECTION 020 – 040(D) – FAILURE TO MAINTAIN PROPERTY TO WIT: GOUGING</p>	<p>STATUS: FINAL ORDER ISSUED ON 11/05/19 TO COMPLY BY 11/15/19 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY. TO APPEAR AT THE IMPOSITION HEARING ON 12/03/19 IF NOT IN COMPLIANCE</p> <p>AMENDED FINAL ORDER TO COMPLY BY 01/06/2020 AND TO APPEAR AT THE 01/07/2020 IF NOT IN COMPLIANCE.</p>
2.10	CASE 2019 - 595	<p>OWNER(S): OTERO, LEONARDO ADDRESS: 5021 SW 188 AVE FOLIO: 5039 36 02 0220</p> <p>VIOLATION(S): 1) CODE SECTION 020 – 030 (A) AND 020 – 040 (D) – FAILURE TO MAINTAIN PROPERTY, OVERGROWN GRASS IN</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 09/10/19 TO COMPLY BY 09/22/19, NOTICE OF HEARING ISSUED ON 09/30/19 TO APPEAR AT THE 11/05/19 HEARING IF NOT IN COMPLIANCE.</p>

		<p>ALL AREAS OF THE PROPERTY.</p> <p>2) CODE SECTION 045 – 030(D)(1) – JUNK ITEMS AND DEBRIS SCATTERED THROUGHOUT PROPERTY. ITEMS NOT MEANT FOR OUTDOOR RESIDENTIAL STORAGE.</p>	<p>COMPLIANCE PRIOR TO THE HEARING</p>
2.11	<p>CASE 2019 – 616</p>	<p>OWNER(S): SPASIC, ZORAN DELGADO SPASIC, YARA ADDRESS: 14571 MUSTANG TRAIL FOLIO: 5140 03 10 0010</p> <p>VIOLATION(S): 1) CODE SECTION 005 – 080 (A) – WORK WIHOUT A PERMIT TO WIT: FILL IN THE PROPERTY NO PERMIT</p>	<p>STATUS: FINAL ORDER ISSUED ON 10/14/19 TO COMPLY BY 12/02/19 OR A FINE IN THE AMOUNT OF \$250.00 UNTIL CORRECTED, TO APPEAR AT THE 12/03/19 IMPOSITION HEARING.</p> <p>COMPLIANCE PRIOR TO THE HEARING.</p>

3. NEW CASES

3.1	<p>CASE 2019 - 499</p>	<p>OWNER(S): 13341 STIRLING ROAD TRUST LLC ADDRESS: V LOT ON SW 136 AVE FOLIO: 5040 35 01 0040</p> <p>VIOLATION(S): 1) CODE SECTION 005 – 080 – WORK WITHOUT A PERMIT TO WIT: INSTALLATION OF CHAIN LINK FENCE ON THE PROPERTY</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 08/13/19 TO COMPLY BY 08/25/19, NOTICE OF HEARING ISSUED ON 09/09/19 TO APPEAR AT THE 11/05/19 NON-COMPLIANCE HEARING, NOTICE OF HEARING ISSUED ON 11/05/19 TO APPEAR AT THE 12/03/19 HEARING IF NOT IN COMPLIANCE.</p> <p>ADMITTED VIOLATION, GIVEN 30 DAYS TO COMPLY OR BY 01/06/2020 OR A FINE IN THE AMOUNT OF \$150.00 IF NOT IN COMPLIANCE. TO APPEAR AT THE 01/07/2020 IMPOSITION HEARING IF NOT IN COMPLIANCE. NO ADMINISTRATIVE FEE.</p>
3.2	<p>CASE 2019 - 529</p>	<p>OWNER(S): ENGSTROM, KIRK H/E ENGSTROM, MARY JO ADDRESS: 5450 HANCOCK ROAD FOLIO: 5040 34 01 0240</p> <p>VIOLATION(S): 1) CODE SECTION 020 – 040(D) –</p>	<p>STATUS: COURTESY NOTICE ISSUED ON 08/22/19 TO COMPLY BY 09/03/19, NOTICE OF VIOLATION ISSUED ON 09/19/19 TO COMPLY BY 10/01/19, NOTICE OF HEARING</p>

		<p>FAILURE TO MAINTAIN PROPERTY TO WIT: GOUGING</p>	<p>ISSUED ON 10/22/19 TO APPEAR AT THE 12/03/19 HEARING IF NOT IN COMPLIANCE.</p> <p>FOUND IN VIOLATION, GIVEN 10 DAYS OR UNTIL 12/13/19 TO COMPLY OR A FINE IN THE AMOUNT OF \$250.00 AND ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00. TO APPEAR AT THE 01/07/2020 IMPOSITION HEARING IF NOT IN COMPLIANCE.</p>
3.3	<p>CASE 2019 – 535</p>	<p>OWNER(S): LAIDLAW, ADRIAN & MORRISON – LAIDLAW, MICHELE ADDRESS: 6740 HOLATEE TRAIL FOLIO: 5140 02 01 0329</p> <p>VIOLATION(S): 1) CODE SECTION 020 – 040(D) – FAILURE TO MAINTAIN PROPERTY TO WIT: GOUGING</p>	<p>STATUS: COURTESY NOTICE ISSUED ON 08/22/19 TO COMPLY BY 09/03/19, NOTICE OF VIOLATION ISSUED ON 09/24/19 TO COMPLY BY 10/04/19, NOTICE OF HEARING ISSUED ON 10/21/19, TO APPEAR AT THE 12/03/19 HEARING IF NOT IN COMPLIANCE</p> <p>FOUND IN VIOLATION, GIVEN 10 DAYS OR UNTIL 12/13/19 TO COMPLY OR A FINE IN THE AMOUNT OF \$250.00 AND ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00. TO APPEAR AT THE 01/07/2020 IMPOSITION HEARING IF NOT IN COMPLIANCE.</p>
3.4	<p>CASE 2019 - 554</p>	<p>OWNER(S): MARTNEZ, NORAIMA & OSMANY ADDRESS: 14631 MUSTANG TRAIL FOLIO: 5140 03 01 0391</p> <p>VIOLATION(S): 1) CODE SECTION 020 – 040(D) – FAILURE TO MAINTAIN PROPERTY TO WIT: GOUGING</p>	<p>STATUS: COURTESY NOTICE ISSUED ON 08/26/19 TO COMPLY BY 09/07/19, NOTICE OF VIOLATION ISSUED ON 09/24/19 TO COMPLY BY 10/04/19, NOTICE OF HEARING ISSUED ON 10/21/19 TO APPEAR AT THE 12/03/19 HEARING IF NOT IN COMPLIANCE.</p> <p>COMPLIANCE PRIOR TO THE</p>

			HEARING
3.5	CASE 2019 - 577	<p>OWNER(S): Z HOLDNGS & INVESTMENTS LLC ADDRESS: 13310 MUSTANG TRAIL FOLIO: 5140 02 01 0351</p> <p>VIOLATION(S): 1) CODE SECTION 020 – 040(D) – FAILURE TO MAINTAIN PROPERTY TO WIT: GOUGING</p>	<p>STATUS: COURTESY NOTICE ISSUED ON 08/26/19 TO COMPLY BY 09/07/19, NOTICE OF VIOLATION ISSUED ON 10/24/19 TO COMPLY BY 11/06/19, NOTICE OF HEARING ISSUED ON 11/08/19 TO APPEAR AT THE 12/03/19 HEARING IF NOT IN COMPLIANCE.</p> <p>COMPLIANCE PRIOR TO THE HEARING</p>
3.6	CASE 2019 - 583	<p>OWNER(S): MALIK, WAQAS ADDRESS: V LOT SW 198 TERRACE FOLIO: 5039 35 08 0150</p> <p>VIOLATION(S): 1) CODE SECTION 020 – 030 AND 020 – 040(D) – FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN ALL AREAS OF THE PROPERTY.</p>	<p>STATUS: COURTESY NOTICE ISSUED ON 09/06/19 TO COMPLY BY 09/18/19, NOTICE OF VIOLATION ISSUED ON 10/17/19 TO COMPLY BY 10/29/19, NOTICE OF HEARING ISSUED ON 11/04/19 TO APPEAR AT THE 12/03/19 HEARING IF NOT IN COMPLIANCE.</p> <p>FOUND IN VIOLATION, GIVEN 10 DAYS OR UNTIL 12/13/19 TO COMPLY OR A FINE IN THE AMOUNT OF \$250.00 AND ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00. TO APPEAR AT THE 01/07/2020 IMPOSITION HEARING IF NOT IN COMPLIANCE.</p>
3.7	CASE 2019 –596	<p>OWNER(S): SHAFFER, DALE & IRENE P ADDRESS: 16930 SW 62 ST FOLIO: 5140 05 01 0305</p> <p>VIOLATION(S): 1) CODE SECTION 005 – 080 (A) – WORK DONE WITHOUT A PERMIT; MULTIPLE STRUCTURES BUILT WITHOUT A PERMIT. 2) CODE SECTION 045 -100 (C)(D) – STRUCTURES NOT MEETING SERBACK REQUIREMENTS 25’ FROM</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 09/11/19 TO COMPLY BY 09/23,19, NOTICE OF HEARING ISSUED ON 10/17/19 TO APPEAR AT THE 12/03/19 HEARING IF NOT IN COMPLIANCE.</p> <p>COMPLIANCE PRIOR TO THE HEARING</p>

		SIDE PROPERTY LINE AND 10' FROM ANY OTHER STRUCTURE ON SITE.	
3.8	CASE 2019 – 622	<p>OWNER(S): ADILI, MIRMOHAMMAD & SUAREZ, DONNA L ADDRESS: 17400 SW 48 STREET FOLIO: 5040 30 00 0120</p> <p>VIOLATION(S): 1) CODE SECTION 020 – 030 (A) AND 020 – 040 (A)(B)(C) – FAILURE TO MAINTAIN PROPERTY, STORAGE OF JUNK AND TRASH. STORAGE OF JUNK VESSEL.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 10/01/19 TO COMPLY BY 10/13/19, NOTICE OF HEARING ISSUED ON 11/04/19 TO APPEAR AT THE 12/03/19 HEARING IF NOT IN COMPLIANCE.</p> <p>COMPLIANCE PRIOR TO THE HEARING</p>
3.9	CASE 2019 – 629	<p>OWNER(S): DEPASS, DESMOND O JR & BRIDGET ADDRESS: 16951 SW 63 MANOR FOLIO: 5139 01 01 0092</p> <p>VIOLATION(S): 1) CODE SECTION 005 – 080(A) – WORK WITHOUT A PERMIT TO WIT: INSTALLATION OF A FENCE WITHOUT A PERMIT</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 10/10/19 TO COMPLY BY 10/22/19, NOTICE OF HEARING ISSUED ON 10/23/19 TO APPEAR AT THE 12/03/19 HEARING IF NOT IN COMPLIANCE.</p> <p>COMPLIANCE PRIOR TO THE HEARING</p>
3.10	CASE 2019 – 632	<p>OWNER(S): PIRIE, JONATHAN PIRIE, MELISSA ADDRESS: 14621 MUSTANG TRAILS FOLIO: 5140 03 10 0020</p> <p>VIOLATION(S): 1) CODE SECTION 095 – 030 (C) – OUTDOOR LIGHTING RESULTING IN GLARE ONTO ADJACENT PROPERTY</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 10/12/19 TO COMPLY BY 10/24/19, NOTICE OF HEARING ISSUED ON 11/08/19 TO APPEAR AT THE 12/03/19 HEARING IF NOT IN COMPLIANCE.</p> <p>COMPLIANCE PRIOR TO THE HEARING</p>
3.11	CASE 2019 – 636	<p>OWNER(S): GATTO, CLAUDIO & INGRID ADDRESS: 5841 SW 162 AVE FOLIO: 5040 32 04 0165</p> <p>VIOLATION(S): 1) CODE SECTION 005 – 080(A) – FILLING / GRADING DONE WITHOUT APPROVAL OR PERMIT</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 10/19/19 TO COMPLY BY 10/31/19, NOTICE OF HEARING ISSUED ON 11/05/19 TO APPEAR AT THE 12/03/19 HEARING IF NOT IN COMPLIANCE.</p> <p>COMPLIANCE PRIOR TO THE HEARING.</p>

3.12	CASE 2019 – 638	OWNER(S): FAHIMIPOUR, MEHRDAD & COTY ADDRESS: V LOT NW CORNER OF JAMES PIRTLE AVE AND STIRLING ROAD FOLIO: 5040 35 13 0020 VIOLATION(S): 1) CODE SECTION 020 – 030 – FAILURE TO MAINTAIN PROPERTY OVERGROWN TREE BRANCHES IMPEDING VISIBILITY OF TRAFFIC. 2) CODE SECTION 020 – 040 (C)(D) – FAILURE TO MAINTAIN PROPERTY TO WIT: DEAD VEGETATION BEING STORED ON PROPERTY.	STATUS: NOTICE OF VIOLATION ISSUED ON 10/22/19 TO COMPLY BY 11/03/19, NOTICE OF HEARING ISSUED ON 11/05/19 TO APPEAR AT THE 12/03/19 HEARING IF NOT IN COMPLIANCE. FOUND IN VIOLATION, GIVEN 10 DAYS OR UNTIL 12/13/19 TO COMPLY OR A FINE IN THE AMOUNT OF \$250.00 FOR EACH VIOLATION AND ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00. TO APPEAR AT THE 01/07/2020 IMPOSITION HEARING IF NOT IN COMPLIANCE.
3.13	CASE 2019 – 643	OWNER(S): SMITH, MICHAEL & TAMATHA LE SMITH, PAIGE & SMITH, RYAN ADDRESS: 4870 SW 196 LANE FOLIO: 5039 35 02 0360 VIOLATION(S): 1) CODE SECTION 020 – 030 AND 020 - 040 – FAILURE TO MAINTAIN PROPERTY TO WIT OVERGROWN, JUNK AND TRASH AROUND THE PROPERTY.	STATUS: NOTICE OF VIOLATION ISSUED ON 10/23/19 TO COMPLY BY 11/04/19, NOTICE OF HEARING ISSUED ON 11/05/19 TO APPEAR AT THE 12/03/19 HEARING IF NOT IN COMPLIANCE. COMPLIANCE PRIOR TO THE HEARING.
3.14	CASE 2019 – 672	OWNER(S): AZOR, HERBY % LAW OFFICE OF J KIRKENDALL LLC ADDRESS: 12901 SW 56 STREET FOLIO: 5040 35 01 0210 VIOLATION(S): 1) CODE SECTION 035 – 080 (D)(1)(2)(4) – ASSEMBLY DONE AT RESIDENCE FOR PROFIT, CHARGING ADMISSION FEE. EVENT WAS ADVERTISED AND OPEN TO GENERAL PUBLIC, NOT JUST FRIEND AND FAMILY.	STATUS: NOTICE OF HEARING ISSUED ON 11/08/19 TO APPEAR AT THE 12/03/19 HEARING. STIPULATED AGREEMENT ENTERED WITH THE TOWN TO PAY THE AMOUNT OF \$5,000.00. AGREEMENT ACCEPTED BY THE SPECIAL MAGISTRATE.

4. CITATIONS

4.1	CASE 2019C - 041	OWNER(S): OWENS, LARRY DALE LISA, BRADY ADDRESS: 18100 SW 50 CT	STATUS: WARNING NOTICE OF VIOLATION ISSUED ON
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		<p>FOLIO: 5040 31 01 0310</p> <p>VIOLATION(S):</p> <p>1) CODE SECTION 16 - 19 – BULK OUT ON A NON-PERMITTED DATE PER CODE</p>	<p>01/17/19 FOR BULK OUT ON 01/17/19, CIVIL VIOLATION 13688 ISSUED ON 09/21/19 FOR BULK OUT ON 09/21/19 A NON-PERMITTED DATE PER CODE</p> <p>AMOUNT OF \$500.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.</p> <p>FOUND IN VIOLATION IMPOSED A PENALTY IN THE AMOUNT OF \$500.00 PLUS \$150.00 ADMINISTRATIVE FEE.</p>
4.2	CASE 2019C - 058	<p>OWNER(S): FORD, BILLY RAY JR & BONNIE M</p> <p>ADDRESS: 6311 HANCOCK ROAD</p> <p>FOLIO: 5140 03 01 0240</p> <p>VIOLATION(S):</p> <p>1) CODE SECTION 16 - 19 – BULK OUT ON A NON-PERMITTED DATE PER CODE</p>	<p>STATUS:</p> <p>WARNING NOTICE OF VIOLATION ISSUED ON 01/26/19 FOR BULK OUT ON 01/26/19, CIVIL VIOLATION 13703 ISSUED ON 10/27/19 FOR BULK OUT ON 10/25/19 A NON-PERMITTED DATE PER CODE</p> <p>PAYMENT PRIOR TO THE HEARING.</p>
4.3	CASE 2019C - 125	<p>OWNER(S): NEW TESTAMENT BAPTIST CHURCH INC OF MIAMI</p> <p>ADDRESS: 13900 GRIFFIN ROAD</p> <p>FOLIO: 5040 27 03 0012</p> <p>VIOLATION(S):</p> <p>1) CODE SECTION 7 -3(A) – FALSE ALARM IN EXCESS OF (1) FORTH FALSE ALARM</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION ISSUED ON 03/07/19 FOR FALSE ALARM, CIVIL VIOLATION 13704 ISSUED ON 11/05/19 FOR ALARM ON 11/04/19.</p> <p>PAYMENT PRIOR TO THE HEARING.</p>
4.4	CASE 2019 - 373	<p>OWNER(S): NEW TESTAMENT BAPTIST CHURCH</p> <p>ADDRESS: 13900 GRIFFIN ROAD</p> <p>FOLIO: 5040 27 03 0010</p> <p>VIOLATION(S):</p> <p>1) CODE SECTION 020 – 030 AND 020 - 040 – FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN IN ALL AREAS OF THE PROPERTY</p>	<p>STATUS:</p> <p>WARNING NOTICE OF VIOLATION ISSUED ON 10/24/19 FOR OVERGROWN GRASS IN ALL AREAS OF THE PROPERTY, CIVIL VIOLATION 13704 ISSUED ON 11/05/19.</p> <p>PAYMENT PRIOR TO THE HEARING.</p>
4.5	CASE 2019A - 430	<p>OWNER(S): LOPEZ, PERLA H/E GONZALEZ, BARBARO NELSON H/E ETAL</p>	<p>STATUS:</p> <p>NOTICE OF VIOLATION</p>

		ADDRESS: 6300 SW 190 AVE FOLIO: 5139 01 05 0010 VIOLATION(S): 1) CODE SECTION 7 – 3(A) – FALSE ALARM IN EXCESS OF (1) 4TH FALSE ALARM	ISSUED ON 07/10/19 FALSE ALARM ON 06/03/19, CIVIL VIOLATION 13673 ISSUED ON 08/09/19 FOR FALSE ALARM ON 07/27/19 AMOUNT OF \$250.00 DUE TO THE TOWN OF SOUTHWEST RANCHES. FOUND IN VIOLATION FINE REDUCED TO \$150.00 AND ADMINISTRATIVE FEE IN THE AMOUNT OF \$100.00 FOR A TOTAL OF \$250.00.
4.6	CASE 2019C - 506	OWNER(S): ELLAWISH LLC ADDRESS: 4800 SW 195 TERRACE FOLIO: 5039 25 02 0102 VIOLATION(S): 1) CODE SECTION 16 - 19 – BULK OUT ON A NON-PERMITTED DATE PER CODE	STATUS: NOTICE OF VIOLATION ISSUED ON 08/14/19 FOR BULK OUT ON 08/10/19, CIVIL VIOLATION 13702 ISSUED ON 10/24/19 FOR BULK OUT ON 10/23/19 AMOUNT OF \$500.00 DUE TO THE TOWN OF SOUTHWEST RANCHES. FOUND IN VIOLATION, IMPOSED PENALTY IN THE AMOUNT OF \$500.00 PLUS \$150.00 ADMINISTRATIVE FEE.

5. REPEAT VIOLATIONS:

5.1	CASE	OWNER(S): ADDRESS: FOLIO: VIOLATION(S): 1)	STATUS:
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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): 1)	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).