

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
OCTOBER 3 2017
9:00 A.M.**

MINUTES

1. CALL SESSION TO ORDER

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

2.1	CASE 2017 - 046	OWNER(S): ALBERT E BLAIR ADDRESS: 17840 SW 70 PLACE FOLIO: 5140 06 03 0054 VIOLATION(S): 1). CODE SECTION 005 – 080 (A) – WORK BEING DONE WITHOUT PERMITS TO WIT: STALLS AND POLE BARN	STATUS: AMENDED ORDER ISSUED ON 09/05/17 TO COMPLY BY 10/02/17 OR A FINE OF \$150.00 PER DAY. TO APPEAR AT THE 10/03/17 IMPOSITION HEARING IF NOT IN COMPLIANCE AMENDED ORDER TO COMPLY BY 11/06/17 OR A FINE IN THE AMOUNT OF \$150.00. TO APPEAR AT THE 11/07/17 IMPOSITION HEARING IF NOT IN COMPLIANCE.
2.2	CASE 2017 - 257	OWNER(S): ADLER HOLDINGS LLC ADDRESS: 6951 SW 185 WAY FOLIO: 5139 01 01 0021 VIOLATION(S): 1). CODE SECTION 005 – 120 - FAILURE TO OBTAIN A CERTIFICATE OF USE (CORRECTION) 2). CODE SECTION 045 – 050 AND 045 - 060 – USE OF THE PROPERTY NOT PERMITTED PER CODE TO WIT: USING PROPERTY AS A TRANSFER STATION (CORRECTION)	STATUS: AMENDED FINAL ORDER ISSUED ON 08/01/17 TO COMPLY BY 10/02/17 OR A FINE OF \$150.00 PER VIOLATION UNTIL CORRECTED. TO APPEAR AT THE 10/03/17 IMPOSITION HEARING IF NOT IN COMPLIANCE. CORRECTION PRIOR TO THE HEARING.
2.3	CASE 2017 - 320	OWNER(S): AMEZQUITA, EDGAR AND COLLIER, FRANZ A ADDRESS: 6650 SW 189 WAY FOLIO: 5139 01 01 0056 VIOLATION(S):	STATUS: FINAL ORDER ISSUD ON 09/05/17 TO COMPLY BY 10/02/17 OR A FINE IN THE AMOUNT OF \$250.00 IF NOT IN

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		<p>1). CODE SECTION 020 – 030 (A) – FAILURE TO MAINTAIN PROPERTY, OVERGROWN GRASS IN ALL AREAS. (COMPLIANCE)</p> <p>2). CODE SECTION 020 – 040 (D) – JUNK AND DEBRIS SCATTERED THROUGHOUT THE PROPERTY CREATING AND ATTRACTIVE NUISANCE TO WIT: FURNITURE AND OTHER ITEMS ON THE REAR OF THE PROPERTY. (COMPLIANCE)</p> <p>4). CODE SECTION 045-070 (C) – ALLOWING DUMPSTER TO OVERFLOW (CORRECTION)</p>	<p>COMPLIANCE. TO APPEAR AT THE 10/03/07</p> <p>CORRECTION PRIOR TO THE HEARING.</p>
2.4	CASE 2017 - 396	<p>OWNER(S): AZOR, HERBY ADDRESS: 12901 SW 56 STREET FOLIO: 5040 35 01 0210 VIOLATION(S):</p> <p>1). CODE SECTION 020 – 030 AND 020 - 040 – FAILURE TO MAINTAIN PROPERTY. PROPERTY IS OVERGROWN ON ALL AREAS INCLUDING THE RIGHT OF WAY</p>	<p>STATUS: FINAL ORDER ISSUED ON 09/05/17 TO COMPLY BY 09/25/17 OR A FINE OF \$150.00 PER DAY UNTIL COMPLIED. TO APPEAR AT THE 10/03/17 IMPOSITION HEARING.</p> <p>CORRECTION PRIOR TO THE HEARING.</p>

3. NEW CASES

3.1	CASE 2017 - 337	<p>OWNER(S): R & N CONSTRUCTION CO ADDRESS: V LOT N OF 6751 SW 185 WAY FOLIO: 5139 01 01 0342 VIOLATION(S):</p> <p>1). CODE SECTION 020 - 030 (A) – FAILURE TO MAINTAIN LOT TO WIT: LOT IS OVERGROWN TO INCLUDE RIGHT OF WAY</p> <p>2). CODE SECTION 020 – 020 (D) – PUBLIC NUISANCE TO WIT: OVERGROWN GROUND COVER ADJACENT TO DEVELOPED PROPERTY</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 06/28/17 TO COMPLY BY 07/10/17, NOTICE OF HEARING ISSUED ON 08/16/17 TO APPEAR AT THE 10/03/17 HEARING.</p> <p>CORRECTION PRIOR TO THE HEARING.</p>
3.2	CASE 2017 - 339	<p>OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA INC ADDRESS: 20850 GRIFFIN ROAD</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 06/28/17 TO</p>

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		<p>FOLIO: 5039 27 03 0010 VIOLATION(S):</p> <p>1). CODE SECTION 095 – 030 (C) - FAILURE TO COMPLY WITH THE OUTDOOR LIGHTING STANDARD CODE TO WIT: LIGHTING RESULTING ON GLARE ONTO ADJACENT PROPERTIES.</p>	<p>COMPLY BY 07/10/17, NOTICE OF HEARING ISSUED ON 08/18/17 TO APPEAR AT THE 10/03/17 HEARING.</p> <p>FOUND IN VIOLATION TO COMPLY BY 10/13/17 OR A FINE IN THE AMOUNT OF \$250.00 PER DAY UNTIL COMPLIED.</p> <p>ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00. TO APPEAR AT THE 11/07/17 IMPOSITION HEARING.</p>
3.3	CASE 2017 - 340	<p>OWNER(S): WEISS, JODI M FREEMAN, PAUL ADDRESS: 5350 SW 210 TERRACE FOLIO: 5039 34 01 0301 VIOLATION(S):</p> <p>1). CODE SECTION 020 – 030 (A) AND 020 – 040 (A) – FAILURE TO MAINTAIN LOT TO WIT: PROPERTY IS OVERGROWN ALL AREAS AND TREES ARE ENCROACHING UNTO RIGHT OF WAY ON 210 TH TERRACE AND 54TH PLACE.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 06/28/17 TO COMPLY BY 07/10/17, NOTICE OF HEARING ISSUED ON 08/22/17 TO APPEAR AT THE 10/03/17 HEARING.</p> <p>COMPLIANCE PRIOR TO THE HEARING.</p>
3.4	CASE 2017 - 348	<p>OWNER(S): MARTINEZ, GEORGE & MARTINEZ, MARLENE ADDRESS: V LOT N OF 6101 SW 190 AVE FOLIO: 5039 36 10 0630 VIOLATION(S):</p> <p>1). CODE SECTION 020 - 030 AND 020 – 040 – FAILURE TO MAINTAIN PROPERTY TO WIT: OVERGROWN PROPERTY AND RIGHT OF WAY. 2). CODE SECTION 005 – 080 (A) – FAILURE TO OBTAIN PERMIT TO WIT: FILL 3). CODE SECTION 045 – 030 (A) – CONSTRUCTION MATERIAL STORE ON SITE WITHOUT AN ACTIVE BUILDING PERMIT TO WIT: PIPES AND OTHER ITMES / CONSTRUCTION MATERIALS.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 06/30/17 TO COMPLY BY 07/11/17, NOTICE OF HEARING ISSUED ON 08/22/17</p> <p>COMPLIANCE PRIOR TO THE HEARING.</p>

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<p>3.5</p>	<p>CASE 2017FF - 354</p>	<p>OWNER(S): RANCHES AUTO CARE & TIRE INC % BRIDGESTONE FIRESTONE / TAX ADDRESS: 6500 DYKES ROAD FOLIO: 5140 04 13 0013 VIOLATION(S):</p> <p>1). CODE SECTION 2012 – 030 SECTION 2, EXHIBIT A – FAILURE TO COMPLY WITH RESOLUTION 2012 – 031 TO WIT: ANNUAL FIRE SAFETY INSPECTION FEE NOT PAID</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 07/06/17 TO COMPLY BY 07/17/17, HEARING NOTICE ISSUED ON 08/31/17 TO APPEAR AT THE 10/03/07 HEARING.</p> <p>FOUND IN VIOLATION, IMPOSED ORIGINAL FEE IN THE AMOUNT OF \$165.75 AND TO PAY WITHIN 10 DAYS. IF NOT PAID IN 10 DAYS OR BY 10/13/17 A FINE OF \$250.00 PER DAY. TO RETURN TO THE 11/07/17 IMPOSITION HEARING IF NOT PAID. ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00</p>
<p>3.6</p>	<p>CASE 2017 - 371</p>	<p>OWNER(S): PARDEE, JAMES A JR & BARBARA B ADDRESS: 6121 APPALOOSA TRAIL FOLIO: 5140 02 01 0050 VIOLATION(S):</p> <p>1). CODE SECTION 005 – 120 (B) – OPERATING A RESIDENTIAL COMMUNITY FACILITY WITHOUT A CERTIFICATE OF USE FROM THE TOWN.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 07/12/17 TO COMPLY BY 07/25/17, HEARING NOTICE ISSUED ON 08/28/17 TO APPEAR AT THE 10/3/17 HEARING.</p> <p>FOUND IN VIOLATION, GIVEN 30 DAYS TO CORRECT BY 11/06/17. IF NOT IN COMPLIANCE A FINE OF \$250.00 PER DAY UNTIL COMPLIED. ALLOW FIRE DEPARTMENT INSPECTION WITHIN 48. IF PROPERTY IS CONSIDER A LIFE SAFETY BY THE FIRE DEPARTMENT TO CALL SPECIAL HEARING BEFORE</p>

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			11/07/17. ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00
3.7	CASE 2017 - 379	<p>OWNER(S): TROPICAL LANDSCAPE FARMS LLC ADDRESS: 5879 SW 178 AVE FOLIO: 5040 31 01 0390 VIOLATION(S):</p> <p>1). CODE SECTION 045 – 030 (R)– FAILURE TO OBTAIN DUMPSTER FOR NURSERY AS REQUIRED 2). CODE SECTION 020 – 030 (A) – TRASH AND DEBRIS SCATTERED THROUGHOUT RIGHT OF WAY. (COMPLIED) 3). CODE SECTION 005 – 270 – FAILURE TO OBTAIN A PERMIT FOR THE USE OF THE RIGHT OF WAY TO WIT: STORAGE OF DEBRIS ON THE RIGHT OF WAY WITHOUT A PERMIT. (COMPLIED)</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 07/27/17 TO COMPLY BY 08/07/17. NOTICE OF HEARING ISSUED ON 08/17/17 TO APPEAR AT THE 10/03/17 HEARING.</p> <p>FOUND IN VIOLATION, GIVEN 10 DAYS TO COMPLY OR BY 10/13/17 OR A FINE IN THE AMOUNT OF \$250.00 PER DAY UNTIL CORRECTED. ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00. TO APPEAR AT THE 11/07/17 IMPOSITION HEARING.</p>
3.8	CASE 2017 - 385	<p>OWNER(S): ZACCO, MARIO ADDRESS: V LOT NE CORNER OF 186 AVE AND 55 STREET FOLIO: 5039 36 01 0052 VIOLATION(S):</p> <p>1). CODE SECTION 020 – 030 (A) – OVERGROWN PROPERTY TO WIT: OVERGROWN GRASS ALONG THE RIGHT OF WAY ON 186 AVE AND ALSO ALONG 55 STREET. 2). CODE SECTION 020 – 040 (D) – FAILURE TO MAINTAIN TREES ALONG 186 AVE AND ALSO ALONG 55 STREET TO WIT: TREES ARE GROWING UNTO THE RIGHT OF WAY OF BOTH LOCATIONS OBSTRUCTING VIEW ALONG 186 AVE AND ALONG 55 STREET</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 07/17/17 TO COMPLY BY 07/29/17, HEARING NOTICE ISSUED ON 08/21/17 TO APPEAR AT THE 10/3/17 HEARING.</p> <p>COMPLIANCE PRIOR TO THE HEARING.</p>

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3.9	CASE 2017 - 386	OWNER(S): APPALOOSA FLORIDA LAND TR ADDRESS: 6830 SW 127 AVE FOLIO: 5140 02 01 0262 VIOLATION(S): 1). CODE SECTION 020 – 030 (A) – OVERGROWN PROPERTY TO INCLUDE CANAL BANK 2). CODE SECTION 020 – 040 – FAILURE TO MAINTAIN PROPERTY AS REQUIRED BY CODE TO WIT: PROPERTY IS FULL OF JUNK AND TRASH ALL AROUND.	STATUS: NOTICE OF VIOLATION ISSUED ON 07/17/17 TO COMPLY BY 07/29/17, HEARING NOTICE ISSUED ON 09/13/17 TO APPEAR AT THE 10/3/17 HEARING. FOUND IN VIOLATION, GIVEN 10 DAYS OR BY 10/13/17 TO COMPLY OR A FINE OF \$250.00 PER DAY UNTIL CORRECTED. ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00. TO APPEAR AT THE 11/07/17 IMPOSITION HEARING.
3.10	CASE 2017 - 387	OWNER(S): APPALOOSA FLORIDA LAND TR ADDRESS: V LOT S OF 6830 SW 127 AVE FOLIO: 5140 02 01 0264 VIOLATION(S): 1). CODE SECTION 020 – 030 (A) – OVERGROWN PROPERTY TO INCLUDE CANAL BANK 2). CODE SECTION 020 – 040 – FAILURE TO MAINTAIN PROPERTY AS REQUIRED BY CODE TO WIT: PROPERTY IS FULL OF JUNK AND TRASH ALL AROUND.	STATUS: NOTICE OF VIOLATION ISSUED ON 07/17/17 TO COMPLY BY 07/29/17, HEARING NOTICE ISSUED ON 08/16/17 TO APPEAR AT THE 10/3/17 HEARING. COMPLIANCE PRIOR TO THE HEARING.
3.11	CASE 2017 - 393	OWNER(S): CAMACHO, ISRAEL SR ADDRESS: 5250 SW 210 TERRACE FOLIO: 5039 34 05 0010 VIOLATION(S): 1). CODE SECTION 005 – 080 (A) – FAILURE TO OBTAIN A PERMIT FOR FILL	STATUS: COURTESY NOTICE ISSUED ON 07/20/17 TO COMPLY BY 07/30/17, NOTICE OF VIOLATION ISSUED ON 08/02/17 TO COMPLY BY 08/14/17, NOTICE OF HEARING ISSUED ON 08/22/17 FOUND IN VIOLATION, GIVEN 10 DAYS OR UNTIL 10/13/17 TO COMPLY. IF NOT

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			IN COMPLIANCE A FINE IN THE AMOUNT OF \$250.00 PER DAY UNTIL CORRECTED. ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00. TO APPEAR AT THE 11/07/17 IMPOSITION HEARING.
3.12	CASE 2017 - 395	OWNER(S): DIFEDE, ANTHONY ADDRESS: 13600 E PALOMINO DRIVE FOLIO: 5040 34 01 0020 VIOLATION(S): 1). CODE SECTION 005 – 080 (A) – WORK WITHOUT A PERMIT TO WIT: FILL (COMPLIED) 2). CODE SECTION 005 – 080 (A) – WORK WITHOUT A PERMIT TO WIT: BARN EXTENTION 3) CODE SECTION 005 – 080 (A) – WORK WITHOUT A PERMIT TO WIT: FENCE INSTALLED (COMPLIED) 4). CODE SECTION 005 – 080 (A) – WORK WITHOUT A PERMIT TO WIT: GRAVEL DRIVEWAY (COMPLIED)	STATUS: NOTICE OF VIOLATION ISSUED ON 07/27/17 TO COMPLY BY 08/06/17, HEARING NOTICE ISSUED ON 08/17/17 TO APPEAR AT THE 10/3/17 HEARING. REQUEST FOR CONTINUANCE TO NOVEMBER 7, 2017 GRANTED BY THE SPECIAL MAGISTRATE.
3.13	CASE 2017 - 399	OWNER(S): ROJO, MONICA P ADDRESS: 17901 SW 68 CT FOLIO: 5140 06 03 0031 VIOLATION(S): 1). CODE SECTION 005 – 080 (A) – WORK DONE WITHOUT A PERMIT TO WIT: CONSTRUCTION OF ROOF AREA ON THE REAR OF THE PROPERTY WITHOUT A PERMIT	STATUS: NOTICE OF VIOLATION ISSUED ON 07/26/17 TO COMPLY BY 08/17/17, NOTICE OF HEARING ISSUED ON 08/17/17 COMPLIANCE PRIOR TO THE HEARING.
3.14	CASE 2017 - 420	OWNER(S): PADRON, NEIDA B GOMEZ, ABRAHAM ADDRESS: 6620 SW 136 AVE FOLIO: 5140 02 01 0339 VIOLATION(S): 1). CODE SECTION 005 – 080 (A) – CLEARING/GRADING/FILLING WITHOUT APPROVAL AND PERMIT TO WIT: FILL	STATUS: NOTICE OF VIOLATION ISSUED ON 08/02/17 TO COMPLY BY 08/14/17, NOTICE OF HEARING ISSUED ON 08/21/17 COMPLIANCE PRIOR TO THE

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		(COMPLIANCE) 2). CODE SECTION 005 – 080 (A) – WORK WITHOUT A PERMIT (FENCE)	HEARING.
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4. CITATIONS

4.1	CASE 2017A - 083	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S): 1). CODE SECTION 7-3(A) – FALSE ALARM IN EXCESS OF TWO (2); 14 TH FALSE ALARM	STATUS: CIVIL VIOLATION 13308 ISSUED ON 08/14/17 IMPOSED PENALTY IN THE AMOUNT OF \$250.00 AND ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00
4.2	CASE 2017A - 187	OWNER(S): ALMAR DEVELOPMENT LLC ADDRESS: 15951 SHERIDAN STREET FOLIO: 5140 04 13 0016 VIOLATION(S): 1). CODE SECTION 7 -3 (A) – FALSE ALARM IN EXCESS OF (2); 3 RD FALSE ALARM ON 07/04/17	STATUS: CIVIL VIOLATION 13305 ISSUED ON 08/14/17 FOUND IN VIOLATION, IMPOSED PENALTY IN THE AMOUNT OF \$50.00 AND ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00
4.3	CASE 2017A - 281	OWNER(S): SOUTH FLORIDA HINDU TEMPLE ADDRESS: 13010 GRIFFIN ROAD FOLIO: 5040 26 06 0010 VIOLATION(S): 1). CODE SECTION 7 – 3 (A) - FALSE ALARM IN EXCESS OF (2), 5 TH FALSE ALARM	STATUS: CIVIL VIOLATION 13158 ISSUED ON 06/13/17 PAYMENT OF VIOLATION PRIOR TO THE HEARING.
4.4	CASE 2017A - 327	OWNER(S): GARCIA, CARLOS ADDRESS: 5810 SW 195 TERRACE FOLIO: 5039 36 07 0320 VIOLATION(S): 1). CODE SECTION 7 – 3 (A) - FALSE ALARM IN EXCESS OF (2), 3 RD FALSE ALARM	STATUS: NOTICE OF VIOLATION ISSUED ON 06/20/17, CIVIL VIOLATION 13304 ISSUED ON 08/14/17 FOUND IN VIOLATION, IMPOSED PENALTY IN THE

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			AMOUNT OF \$50.00 AND ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00
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5. REHEARING

5.1	CASE 2017C - 269	OWNER(S): HERNANDEZ, RENE & JESSICA ADDRESS: 5001 SW 173 WAY FOLIO: 5040 31 01 0042 VIOLATION(S): 1). CODE SECTION 16 – 19 (G)(11) - BULK OUT ON A NON-PERMITTED DATE PER CODE	STATUS: FINAL ORDER ISSUED ON 09/05/17 IMPOSING A FINE IN THE AMOUNT OF \$650.00. REHEARING REQUESTED AND GRANTED BY THE TOWN ATTORNEY FOR THE 10/03/17 HEARING DATE. ITEM REHEARD BY THE MAGISTRATE AND AMOUNT OF FINE INCLUDING COURT COSTS REDUCED TO \$250.00 TOTAL.
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6. FORECLOSURE REQUESTS

6.1	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

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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).