

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  
AUGUST 6, 2019  
9:00 A.M.**

MINUTES

**1. CALL SESSION TO ORDER**

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

2.1	<p><b>CASE 2018 - 188</b></p>	<p><b>OWNER(S):</b> WINDMILL HOLDINGS VI LLC <b>ADDRESS:</b> 18231 SW 60 STREET <b>FOLIO:</b> 5040 31 01 0395</p> <p><b>VIOLATION(S):</b></p> <ol style="list-style-type: none"> <li>1) <b>CODE SECTION 005 – 080(A)</b> – FAILURE TO FINALIZE REQUIRED PERMIT FOR FENCE ON THE FRONT PROPERTY LINE, PERMIT HAS EXPIRED.</li> <li>2) <b>CODE SECTION 005 – 270</b> – FAILURE TO MAINTAIN RIGHT OF WAY AS REQUIRED, RIGHT OF WAY DETERIORATING FROM IMPROPER USE AND VEHICLES DRIVING OFF ROAD</li> </ol>	<p><b>STATUS:</b> FINAL ORDER ISSUED BY THE SPECIAL MAGISTRATE ON 07/02/19 TO COMPLY BY 07/15/19 ON ITEM #1 AND TO COMPLY BY 08/05/19 FOR ITEM #2. TO APPEAR AT THE 08/06/19 IMPOSITION HEARING IF NOT IN COMPLIANCE</p> <p><b>AMEDED FINAL ORDER TO COMPLY BY 09/30/19 AND TO APPEAR AT THE 10/01/19 IMPOSITION HEARING IF NOT IN COMPLIANCE.</b></p>
2.2	<p><b>CASE 2018 - 464</b></p>	<p><b>OWNER(S):</b> WINDMILL HOLDINGS VI LLC <b>ADDRESS:</b> 18231 SW 60 STREET <b>FOLIO:</b> 5040 31 01 0395</p> <p><b>VIOLATION(S):</b></p> <ol style="list-style-type: none"> <li>1) <b>CODE SECTION 005 – 120</b> – VIOLATION OF THE CERTIFICATE OF USE CONDITIONS OF APPROVAL.</li> <li>2) <b>CODE SECTION 045 – 030 (C)(3)</b> – AGRICULTURAL VEHICLES BEING STORED ON PROPERTY THAT ARE NOT BEING USED ON THE PLOT.</li> </ol>	<p><b>STATUS:</b> STAY ORDER EXTENDED TO 08/06/19, TO APPEAR AT THE IMPOSITION HEARING ON THIS DATE.</p> <p><b>AMEDED FINAL ORDER TO COMPLY BY 09/30/19 AND TO APPEAR AT THE 10/01/19 IMPOSITION HEARING IF NOT IN COMPLIANCE.</b></p>
2.3	<p><b>CASE 2018 - 540</b></p>	<p><b>OWNER(S):</b> AGUDELO, CLARA H/E OCHOA, FREDDY <b>ADDRESS:</b> 5005 SW 173 WAY <b>FOLIO:</b> 5040 31 01 0043</p> <p><b>VIOLATION(S):</b></p> <ol style="list-style-type: none"> <li>1) <b>CODE SECTION 005 – 080 (A)</b> – WORK DONE WITHOUT A PERMIT TO WIT: ROOF STRUCTURE.</li> </ol>	<p><b>STATUS:</b> AMENDED FINAL ORDER ISSUED ON 06/04/19 TO COMPLY BY 07/01/19 OR TO APPEAR AT THE IMPOSITION HEARING ON 07/02/19</p> <p><b>AMENDED ORDER TO COMPLY BY 08/16/19 OR A FINE IN THE AMOUNT OF</b></p>

			<b>\$100.00 PER DAY.</b>
2.4	<b>CASE 2019 - 151</b>	<p><b>OWNER(S):</b> PIRIE, JONATHAN AND PIRIE, MELISSA  <b>ADDRESS:</b> 14621 MUSTANG TRAIL  <b>FOLIO:</b> 5140 03 10 0020</p> <p><b>VIOLATION(S):</b>  1) <b>CODE SECTION 005 – 080 (A)</b> – FAILURE TO OBTAIN REQUIRED PERMIT TO WIT: SHED INSTALLED WITHOUT A PERMIT.</p>	<p><b>STATUS:</b>  FINAL ORDER ISSUED 06/04/19 TO COMPLY BY 07/01/19 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY UNTIL CORRECTED, TO APPEAR AT THE 07/02/19 HEARING IF NOT IN COMPLIANCE.</p> <p><b>COMPLIANCE PRIOR TO THE HEARING CLOSE CASE</b></p>
2.5	<b>CASE 2019 - 197</b>	<p><b>OWNER(S):</b> MORALES, CESAR H/E LEON, RENE &amp; CABRERA, EDUARDO  <b>ADDRESS:</b> 5301 SW 198 TERRACE  <b>FOLIO:</b> 5039 35 08 0200</p> <p><b>VIOLATION(S):</b>  1) <b>CODE SECTION 005 – 120 (C)(1)</b> – CERTIFICATE OF USE BEING UTILIZED IN A MANNER THAT IS INCONSISTENT WITH OR CONTRARY TO THE PROVISIONS OF THE CERTIFICATE OF USE (OPERATING MOBILE BUSINESS FROM RESIDENCE SERVICING CUSTOMERS AT PROPERTY SITE NOT ALLOWED.</p>	<p><b>STATUS:</b>  FINAL ORDER ISSUED 06/04/19 TO COMPLY BY 08/05/19 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY UNTIL CORRECTED, TO APPEAR AT THE 08/06/19 IMPOSITION HEARING IF NOT IN COMPLIANCE.</p> <p><b>AMENDED ORDER TO COMPLY BY 08/16/19 OR A FINE IN THE AMOUNT OF 150.00 PER DAY FROM 08/17/19 UNTIL COMPLIANCE.</b></p>
2.6	<b>CASE 2019 - 205</b>	<p><b>OWNER(S):</b> JOAN E KENNY, JOAN ELLEN JENNY REV TR  <b>ADDRESS:</b> 17125 SW 54 STREET  <b>FOLIO:</b> 5040 32 02 0062</p> <p><b>VIOLATION(S):</b>  1) <b>CODE SECTION 020 – 030 AND 020 - 040</b>– TO WIT: FAILURE TO MAINTAIN PROPERTY, GRASS IS OVERGROWN IN ALL AREAS OF THE PROPERTY  2) <b>CODE SECTION 045 – 030 (D)(1)(2)</b> – TO WIT: OUTDOOR STORAGE OF JUNK AND DEBRIS <b>(COMPLIED)</b></p>	<p><b>STATUS:</b>  FINAL ORDER ISSUED ON 07/02/19 TO COMPLY BY 07/12/19 OR A FINE IN THE AMOUNT OF \$250.00 PER DAY UNTIL CORRECTED. TO APPEAR AT THE 08/06/19 IMPOSITION HEARING IF NOT IN COMPLIANCE.</p> <p><b>AMEDED FINAL ORDER TO COMPLY BY 09/03/19 AND TO APPEAR AT THE 09/04/19 IMPOSITION HEARING IF NOT IN COMPLIANCE.</b></p>
2.7	<b>CASE 2019 - 237</b>	<p><b>OWNER(S):</b> ALONSO, ADRIANA, ALONSO, GUILLERMO A  <b>ADDRESS:</b> 5101 SW 160 AVE  <b>FOLIO:</b> 5040 32 01 0095</p>	<p><b>STATUS:</b>  FINAL ORDER ISSUED ON 06/04/19 TO COMPLY BY 08/05/19 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY</p>

		<p><b>VIOLATION(S):</b></p> <ol style="list-style-type: none"> <li>1) <b>CODE SECTION 020 – 030 (A) –</b> FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN ALL AREAS INCLUDING THE RIGHT OF WAY.</li> <li>2) <b>CODE SECTION 020 – 040 (A)–</b> PROPERTY IS FULL OF JUNK ITEMS AND JUNK VEHICLES</li> <li>3) <b>CODE SECTION 045 – 030(4)(A) –</b> COMMERCIAL VEHICLE IN EXCESS OF (1).</li> <li>4) <b>CODE SECTION 045 – 030 (C)(1) –</b> PARKING VEHICLES NOT REGISTERED TO THE PROPERTY.</li> </ol>	<p>UNTIL CORRECTED. TO APPEAR AT THE 08/06/19 IMPOSITION HEARING IF NOT IN COMPLIANCE.</p> <p><b>FOUND IN VIOLATION, IMPOSED PENALTY OF \$150.00 PER VIOLATION UNTIL CORRECTED FROM 08/06/19.</b></p>
2.8	<p><b>CASE</b> <b>2019 - 247</b></p>	<p><b>OWNER(S):</b> R FARMS LAND LLC  <b>ADDRESS:</b> 6601 SW 160 AVE  <b>FOLIO:</b> 5140 05 01 0076</p> <p><b>VIOLATION(S):</b></p> <ol style="list-style-type: none"> <li>1) <b>CODE SECTION 005 - 120 –</b> OPERATING BUSINESS WITHOUT CERTIFICATE OF USE. <b>(DISMISSED AT PREVIOUS HEARING)</b></li> <li>2) <b>CODE SECTION 045 – 050 AND 045 - 060 –</b> UNPERMITTED USE OF PROPERTY, UTILIZING PROPERTY AS A DUMP SITE FOR COMMERCIAL PURPOSES</li> <li>3) <b>CODE SECTION 020 – 030 (A) AND 020 – 040 (E) –</b> STORAGE OF JUNK AND DEBRIS, VEGETATIVE MATERIAL BEING STORED ON PROPERTY.</li> <li>4) <b>CODE SECTION 045 – 030 (C)(1) –</b> PARKING AND STORAGE OF VEHICLES ONLY ALLOWED AS AN ACCESSORY USE FOR PROPERTY AND VEHICLES NOT REGISTERED TO PROPERTY.</li> </ol>	<p><b>STATUS:</b> FINAL ORDER ISSUED ON 07/02/19 TO COMPLY BY 07/15/19 OR A FINE IN THE AMOUNT OF \$250.00 PER DAY PER VIOLATION WITH THE FOLLOWING CONDITION(S):</p> <ol style="list-style-type: none"> <li>1) HOURS OF OPERATION 7:00 A.M. TO 7:00 P.M. UNLESS EXTENSION OF TIME IS REQUIRED AND PREAPPROVED BY THE TOWN OF SOUTHWEST RANCHES. <b>(COMPLIANCE)</b></li> <li>2) CONTROL DUST ON ROAD, THROUGH WATERING OR OTHER MEASURE APPROVED BY THE TOWN OF SOUTHWEST RANCHES. <b>(COMPLIANCE)</b></li> <li>3) REMUNERATION FOR ACCEPTANCE OF DEBRIS MATERIAL IS PROHIBITED <b>(COMPLIANCE)</b></li> <li>4) THE HEIGHT OF DEBRIS PILES MUST BE LIMITED TO 6 FEET FROM CROWN OF ABUTTING ROAD, UNLESS THE PILES ARE ACTIVELY BEING</li> </ol>

			<p>WORKED ON FOR FARMING PURPOSES.  <b>(COMPLIED)</b></p> <p>5) NO PARKING OF VEHICLES NOT REGISTERED TO PROPERTY OVERNIGHT.  <b>(COMPLIANCE)</b></p>
2.9	<p><b>CASE</b>  <b>2019 - 249</b></p>	<p><b>OWNER(S):</b> R FARMS LAND LLC  <b>ADDRESS:</b> 6601 SW 160 AVE  <b>FOLIO:</b> 5140 04 03 0110</p> <p><b>VIOLATION(S):</b></p> <ol style="list-style-type: none"> <li>1) <b>CODE SECTION 005 - 120 –</b> OPERATING BUSINESS WITHOUT CERTIFICATE OF USE.</li> <li>2) <b>CODE SECTION 045 – 050 AND 045 - 060 –</b> UNPERMITTED USE OF PROPERTY, UTILIZING PROPERTY AS DUMP SITE FOR COMMERCIAL PURPOSES</li> <li>3) <b>CODE SECTION 020 – 030 (A) AND 020 – 040 (E) –</b> STORAGE OF JUNK AND DEBRIS, VEGETATIVE MATERIAL BEING STORED ON PROPERTY.</li> <li>4) <b>CODE SECTION 045 – 030 (C)(1) –</b> PARKING AND STORAGE OF VEHICLES ONLY ALLOWED AS AN ACCESSORY USE OF PROPERTY AND VEHICLES NOT REGISTERED TO PROPERTY.</li> </ol>	<p><b>STATUS:</b>  FINAL ORDER ISSUED ON 07/02/19 TO COMPLY BY 07/15/19 OR A FINE IN THE AMOUNT OF \$250.00 PER DAY PER VIOLATION WITH THE FOLLOWING CONDITION(S):</p> <ol style="list-style-type: none"> <li>1) HOURS OF OPERATION 7:00 A.M. TO 7:00 P.M. UNLESS EXTENSION OF TIME IS REQUIRED AND PREAPPROVED BY THE TOWN OF SOUTHWEST RANCHES.  <b>(COMPLIANCE)</b></li> <li>2) CONTROL DUST ON ROAD, THROUGH WATERING OR OTHER MEASURE APPROVED BY THE TOWN OF SOUTHWEST RANCHES.  <b>(COMPLIANCE)</b></li> <li>3) REMUNERATION FOR ACCEPTANCE OF DEBRIS MATERIAL IS PROHIBITED  <b>(COMPLIANCE)</b></li> <li>4) THE HEIGHT OF DEBRIS PILES MUST BE LIMITED TO 6 FEET FROM CROWN OF ABUTTING ROAD, UNLESS THE PILES ARE ACTIVELY BEING WORKED ON FOR FARMING PURPOSES.  <b>(COMPLIED)</b></li> <li>5) NO PARKING OF VEHICLES NOT REGISTERED TO</li> </ol>

			PROPERTY OVERNIGHT. <b>(COMPLIANCE)</b>
2.10	CASE 2019 - 277	OWNER(S): ELIZABETH GONZALEZ ADDRESS: 18540 SW 61 CT FOLIO: 5139 01 02 0130  VIOLATION(S): 1) <b>CODE SECTION 045 – 030 (D)(3) –</b> PORTABLE STORAGE UNIT KEPT ON PROPERTY IN EXCESS OF THIRTY (30) DAYS IS NOT ALLOWED	STATUS: FINAL ORDER ISSUED ON 07/02/19 TO COMPLY BY 07/12/19 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY UNTIL CORRECTED. TO APPEAR AT THE 08/06/19 IMPOSITION HEARING IF NOT IN COMPLIANCE.  <b>CORRECTION PRIOR TO THE HEARING.</b>

### 3. NEW CASES

3.1	CASE 2019 - 072	OWNER(S): PROFICIENT PROPERTIES LLC ADDRESS: V LOT WEST OF 190 AVE ON 60 CT FOLIO: 5039 36 10 0570  VIOLATION(S): 1) <b>CODE SECTION 005 - 120 –</b> OPERATING A NURSERTY WITHOUT A CERTIFICATE OF USE. 2) <b>CODE SECTION 045 – 030 (D) –</b> SHIPPING CONTAINERS IN EXCESS OF (1)	STATUS: NOTICE OF VIOLATION ISSUED ON 02/09/19 TO COMPLY BY 02/21/19, EXTENSION OF TIME GRANTED ON 02/15/19 TO COMPLY BY 03/21/19, SECOND EXTENSION OF TIME GRANTED ON 04/08/19 PER HEALTH REASONS TO COMPLY BY 04/21/19, ORDER OF CONTINUANCE GRANTED BY MAGISTRATE ON 07/02/19, NOTICE OF HEARING ISSUED ON 07/18/19 TO APPEAR AT THE 08/06/19 HEARING.  <b>COMPLIANCE PRIOR TO THE HEARING AGRICULTURAL CLASSIFICATION GRANTED BY THE COUNTY</b>
3.2	CASE 2019 - 144	OWNER(S): BARNARD – DAHER, SAMANTHA H/E DAHER, CHARLES ADDRESS: 4750 SW 128 AVE FOLIO: 5040 26 02 0020  VIOLATION(S): 1) <b>CODE SECTION 045 – 030 (A)(1)(2)(3)(B)(2)(3) –</b> STORAGE OF COMMERCIAL VEHICLE NOT USED	STATUS: NOTICE OF VIOLATION ISSUED ON 04/30/19 TO COMPLY BY 05/12/19, NOTICE OF HEARING ISSUED ON 06/26/19 TO APPEAR AT THE 08/06/19 HEARING IF NOT IN COMPLIANCE.

		FOR OCCUPATIONAL PURPOSES AND NOT SCREENED FROM VIEW.	<b>COMPLIANCE PRIOR TO THE HEARING.</b>
3.3	<b>CASE 2019 - 178</b>	<p><b>OWNER(S):</b> ADILI, MIYAHYA  <b>ADDRESS:</b> 5455 SW 145 AVE  <b>FOLIO:</b> 5040 34 01 0571</p> <p><b>VIOLATION(S):</b></p> <ul style="list-style-type: none"> <li>3) <b>CODE SECTION 035 – 080 (D)(4) –</b> FAILURE TO OBTAIN REQUIRED SPECIAL EVENT PERMIT FOR PARTY OR LARGE ASSEMBLY OF PERSONS.</li> <li>4) <b>CODE SECTION 035 – 080 (D)(2) –</b> FAILURE TO COMPLY WITH THE NOISE REQUIREMENTS.</li> </ul>	<p><b>STATUS:</b> ORDER OF CONTINUANCE ISSUED BY THE MAGISTRATE ON 07/02/19, TO APPEAR AT THE 08/06/19 HEARING.</p> <p><b>SPECIAL MAGISTRATE GRANTED A CONTINUANCE REQUESTED BY THE ATTORNEY. TO APPEAR AT THE 09/04/19 HEARING.</b></p>
3.4	<b>CASE 2019 - 241</b>	<p><b>OWNER(S):</b> L &amp; M PROPERTY FL LLC  <b>ADDRESS:</b> V LOT SW 56 STREET  <b>FOLIO:</b> 5040 34 01 0231</p> <p><b>VIOLATION(S):</b></p> <ul style="list-style-type: none"> <li>1) <b>CODE SECTION 005 – 080 (A) –</b> FAILURE TO OBTAIN A PERMIT FOR BARN ON THE PROPERTY</li> <li>2) <b>CODE SECTION 005 – 080 (A)–</b> WORK WITHOUT A PERMIT TO WIT: FENCE.</li> <li>3) <b>CODE SECTION 005 – 080 (A) –</b> MULTIPLE STRUCTURES FOR ANIMALS BUILT WITHOUT A PERMIT.</li> <li>4) <b>CODE SECTION 060 – 020(J)(1) –</b> KEEPING BREEDING ANIMALS IN EXCESS OF (19) ANIMALS.</li> <li>5) <b>CODE SECTION 045 – 100 –</b> FAILURE TO MEET THE REQUIRED SETBACK, STRUCTURES MUST BE 25’ FROM PROPERTY LINE AND 50’ IF IT HOLDS ANIMALS.</li> </ul>	<p><b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 04/29/19 TO COMPLY BY 05/11/19, NOTICE OF HEARING ISSUED ON 06/13/19 TO APPEAR AT THE 07/02/19 HEARING. ORDER OF CONTINUANCE ISSUED TO APPEAR AT THE 08/06/19 HEARING</p> <p><b>SPECIAL MAGISTRATE CONTINUED THE CASE TO THE 09/04/19 HEARING TO WORK OUT DETAILS OF THE STIPULATED AGREEMENT WITH THE TOWN OF SOUTHWEST RANCHES.</b></p>
3.5	<b>CASE 2019 - 242</b>	<p><b>OWNER(S):</b> CAILIS, EMANUEL G  <b>ADDRESS:</b> 5470 HANCOCK ROAD  <b>FOLIO:</b> 5040 34 07 0010</p> <p><b>VIOLATION(S):</b></p> <ul style="list-style-type: none"> <li>1) <b>CODE SECTION 045-100 –</b> BIRDS NOT BEING KEPT ACCORDING TO REQUIRED 50’ SETBACK</li> <li>2) <b>CODE SECTION FL STA 823.01 –</b> ALLOWING BIRDS TO CREATE A NUISANCE TO WIT: CONTINUOUS SQUAKING THROUGHOUT THE</li> </ul>	<p><b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 04/29/19 TO COMPLY BY 05/11/19, NOTICE OF HEARING ISSUED ON 06/13/19 TO APPEAR AT THE 07/02/19 HEARING. ORDER OF CONTINUANCE ISSUED TO APPEAR AT THE 08/06/19 HEARING</p> <p><b>SPECIAL MAGISTRATE</b></p>

		ENTIRE DAY.	<b>CONTINUED THE CASE TO THE 09/04/19 HEARING TO PERFORM AN INSPECTION OF THE LOCATION BY THE MAGISTRATE PRIOR TO THE 09/04/19 HEARING.</b>
3.6	<b>CASE 2019 - 243</b>	<b>OWNER(S):</b> DOMINGUEZ, EDUARDO JR & CYNTHIA <b>ADDRESS:</b> 18101 STIRLING ROAD <b>FOLIO:</b> 5040 31 01 0392  <b>VIOLATION(S):</b> <ol style="list-style-type: none"> <li>1) <b>CODE SECTION 005 – 080 (A) –</b> WORK DONE WITHOUT A PERMIT TO WIT: CONCRETE PAD AND STRUCTURE BUILT WITHOUT A PERMIT.</li> <li>2) <b>CODE SECTION 045 – 100 (C) –</b> STRUCTURE NOT MEETING THE MINIMUM SETBACK OF 25’ FROM REAR PROPERTY LINE</li> </ol>	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 04/30/19 TO COMPLY BY 05/12/19, NOTICE OF HEARING ISSUED ON 06/26/19 TO APPEAR AT THE 08/02/19 HEARING  <b>FOUND IN VIOLATION, GIVEN 10 DAYS OR UNTIL 08/16/19 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 09/04/19 IMPOSITION HEARING IF NOT IN COMPLIANCE.</b>
3.7	<b>CASE 2019 - 302</b>	<b>OWNER(S):</b> RODRIGUEZ, JESUS ALBERTO LUONGO SUAREZ, MARIA ANDREINA RODRIGUEZ <b>ADDRESS:</b> 18311 SW 50 STREET <b>FOLIO:</b> 5040 30 00 0063  <b>VIOLATION(S):</b> <ol style="list-style-type: none"> <li>1) <b>CODE SECTION 005 - 080 –</b> FILLING BEING DONE WITHOUT APPROVAL AND PERMIT</li> </ol>	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 05/22/19 TO COMPLY BY 06/03/19, EXTENSION GRANTED ON 05/31/19 TO COMPLY BY 07/03/19, NOTICE OF HEARING ISSUED ON 07/10/19 TO APPEAR AT THE 08/06/19 HEARING IF NOT IN COMPLIANCE.  <b>FOUND IN VIOLATION, GIVEN 10 DAYS OR UNTIL 08/16/19 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 09/04/19 IMPOSITION HEARING IF NOT IN COMPLIANCE.</b>
3.8	<b>CASE 2019 - 313</b>	<b>OWNER(S):</b> ROCHE, CARLA V & JOSE LUIS <b>ADDRESS:</b> 16750 SW 48 STREET <b>FOLIO:</b> 5040 29 01 0395	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 05/23/19 TO

		<p><b>VIOLATION(S):</b></p> <p>1) <b>CODE SECTION 045 – 030 (A)(1)(2) –</b> COMMERCIAL VEHICLE IN EXCESS OF 15,000 LBS NOT SCREENED FROM VIEW.</p>	<p>COMPLY BY 06/04/19, EXTENSION GRANTED ON 06/03/19 TO COMPLY BY 07/04/19, NOTICE OF HEARING ISSUED ON 07/12/19 TO APPEAR AT THE 08/06/19 HEARING IF NOT IN COMPLIANCE.</p> <p><b>ADMITTED VIOLATION, GIVEN 10 DAYS OR UNTIL 08/16/19 OR A FINE IN THE AMOUNT OF \$250.00 PER DAY UNTIL CORRECTED. TO APPEAR AT THE 09/04/19 IMPOSITION HEARING IF NOT IN COMPLIANCE.</b></p>
3.9	CASE 2019 - 315	<p><b>OWNER(S):</b> PAJON, CARLOS DACAL, YVONNE <b>ADDRESS:</b> 14001 SHERIDAN STREET <b>FOLIO:</b> 5140 03 01 0493</p> <p><b>VIOLATION(S):</b></p> <p>1) <b>CODE SECTION 005 – 080 (A) –</b> FILLING BEING DONE WITHOUT APPROVAL AND PERMIT</p>	<p><b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 05/24/19 TO COMPLY BY 06/05/19, EXTENSION GRANTED ON 05/28/19 TO COMPLY BY 07/24/19, NOTICE OF HEARING ISSUED ON 07/26/19 TO APPEAR AT THE 08/06/19 HEARING IF NOT IN COMPLIANCE.</p> <p><b>FOUND IN VIOLATION, GIVEN 10 DAYS OR UNTIL 08/16/19 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 09/04/19 IMPOSITION HEARING IF NOT IN COMPLIANCE.</b></p>
3.10	CASE 2019 – 349	<p><b>OWNER(S):</b> JENKS, JONATHAN E <b>ADDRESS:</b> 12851 SW 56 STREET <b>FOLIO:</b> 5040 35 01 0190</p> <p><b>VIOLATION(S):</b></p> <p>1) <b>CODE SECTION 020 – 030 (A) AND 020 – 040 (D) –</b> FAILURE TO MAINTAIN PROPERTY, GRASS IS OVERGROWN ON ALL AREAS, INPEDING CEAR PASSAGE THROUGH 128 AVE.</p>	<p><b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 06/07/19 TO COMPLY BY 06/19/19, NOTICE OF HEARING ISSUED ON 06/24/19 TO APPEAR AT THE 08/06/19 HEARING IF NOT IN COMPLIANCE.</p> <p><b>FOUND IN VIOLATION, GIVEN 10 DAYS OR UNTIL</b></p>



			<b>08/16/19 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 09/04/19 IMPOSITION HEARING IF NOT IN COMPLIANCE.</b>
3.11	CASE 2019FF – 356	OWNER(S): FAUBEL, GISELLE ADDRESS: 18130 SW 50 CT FOLIO: 5040 31 01 0290  VIOLATION(S): 1) <b>CODE SECTION 2012 – 031 SECTION 2, EXHIBIT A</b> – FAILURE TO COMPLY WITH RESOLUTION 2012 – 031; PAYMENT OF ANNUAL FIRE SAFETY FIRE INSPECTION FEE.	STATUS: NOTICE OF VIOLATION ISSUED ON 06/07/19 TO COMPLY BY 06/19/19, NOTICE OF HEARING ISSUED ON 06/25/19 TO APPEAR AT THE 08/06/19 HEARING IF NOT IN COMPLIANCE.  <b>COMPLIANCE PRIOR TO THE HEARING.</b>
3.12	CASE 2019 - 365	OWNER(S): WILLIAMS, JULETT A WYCHE, JOHN A ADDRESS: V LOT ON SW 70 PL FOLIO: 5140 06 03 0180  VIOLATION(S): 1) <b>CODE SECTION 005 – 080(A)</b> – WORK DONE WITHOUT PERMIT, FILLING/GRADIN BEYOND WHAT WAS PERMITTED ON PREVIOUSLY APPROVED PERMIT	STATUS: NOTICE OF VIOLATION ISSUED ON 06//12/19 TO COMPLY BY 06/24/19, NOTICE OF HEARING ISSUED ON 06/26/19 TO APPEAR AT THE 08/06/19 HEARING IF NOT IN COMPLIANCE.  <b>FOUND IN VIOLATION, GIVEN 10 DAYS OR UNTIL 08/16/19 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 09/04/19 IMPOSITION HEARING IF NOT IN COMPLIANCE.</b>
3.13	CASE 2019 - 367	OWNER(S): WILLIAMS, JULETT A WYCHE, JOHN A ADDRESS: V LOT ON SW 70 PL FOLIO: 5140 06 03 0022  VIOLATION(S): 1) <b>CODE SECTION 005 – 080(A)</b> – WORK DONE WITHOUT PERMIT, FILLING/GRADIN BEYOND WHAT WAS PERMITTED ON PREVIOUSLY APPROVED PERMIT	STATUS: NOTICE OF VIOLATION ISSUED ON 06//13/19 TO COMPLY BY 06/25/19, NOTICE OF HEARING ISSUED ON 06/26/19 TO APPEAR AT THE 08/06/19 HEARING IF NOT IN COMPLIANCE.  <b>FOUND IN VIOLATION, GIVEN 10 DAYS OR UNTIL</b>

			<b>08/16/19 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 09/04/19 IMPOSITION HEARING IF NOT IN COMPLIANCE.</b>
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#### 4. CITATIONS

4.1	<b>CASE 2018C - 360</b>	<b>OWNER(S):</b> INVESTMENT MANAGEMENT MARLA LLC <b>ADDRESS:</b> 6540 MELALEUCA RD <b>FOLIO:</b> 5140 02 01 0173  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 16 - 19</b> – BULK OUT ON A NON-PERMITTED DATE PER CODE	<b>STATUS:</b> WARNING NOTICE OF VIOLATION ISSUED ON 08/16/18 FOR BULK OUT ON 08/15/18, CIVIL VIOLATION 13656 ISSUED ON 06/28/19 FOR BULK OUT ON 06/27/19 A NON-PERMITTED DATE PER CODE  AMOUNT OF \$500.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.  <b>FOUND IN VIOLATION AND IMPOSED A PENALTY IN THE AMOUNT OF \$500.00 PLUS \$150.00 ADMINISTRATIVE FEE.</b>
4.2	<b>CASE 2019C - 062</b>	<b>OWNER(S):</b> MEDINA, JORGE CASTILLO MEDINA, ARTURO CASTILLO <b>ADDRESS:</b> 16730 GRIFFIN ROAD <b>FOLIO:</b> 5040 29 01 0372  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 16 - 19</b> – BULK OUT ON A NON-PERMITTED DATE PER CODE	<b>STATUS:</b> WARNING NOTICE OF VIOLATION ISSUED ON 01/26/19 FOR BULK OUT ON 01/25/19, CIVIL VIOLATION 13662 ISSUED ON 07/11/19 FOR BULK OUT ON 07/11/19 A NON-PERMITTED DATE PER CODE  AMOUNT OF \$500.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.  <b>FOUND IN VIOLATION IMPOSED PENALTY IN THE AMOUNT OF \$500.00 PLUS \$150.00 ADMINISTRATIVE FEE.</b>
4.3	<b>CASE 2019C - 144</b>	<b>OWNER(S):</b> MERRILL, DONNA JANE <b>ADDRESS:</b> 7150 MELALEUCA ROAD	<b>STATUS:</b> WARNING NOTICE OF

		<p><b>FOLIO:</b> 5140 02 08 0011</p> <p><b>VIOLATION(S):</b></p> <p>1) <b>CODE SECTION 16 - 19</b> – BULK OUT ON A NON-PERMITTED DATE PER CODE</p>	<p>VIOLATION ISSUED ON 03/23/19 FOR BULK OUT ON 03/22/19, CIVIL VIOLATION 13663 ISSUED ON 07/12/19 FOR BULK OUT ON 07/11/19 A NON-PERMITTED DATE PER CODE.</p> <p>AMOUNT OF \$500.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.</p> <p><b>FOUND IN VIOLATION, IMPOSED PENALTY IN THE AMOUNT OF \$500.00 PLUS \$150.00 ADMINISTRATIVE FEE.</b></p>
4.4	CASE 2019 - 231	<p><b>OWNER(S):</b> SIMMONDS, WINSTON &amp; GLENNIS <b>ADDRESS:</b> 5410 SW 148 AVE <b>FOLIO:</b> 5040 34 01 0580</p> <p><b>VIOLATION(S):</b></p> <p>1) <b>CODE SECTION 16 - 19</b> – BULK OUT ON A NON-PERMITTED DATE PER CODE</p>	<p><b>STATUS:</b> WARNING NOTICE OF VIOLATION ISSUED ON 04/23/19 FOR BULK OUT ON 04/22/19, CIVIL VIOLATION 13655 ISSUED ON 06/24/19 FOR BULK OUT ON 06/20/19 A NON-PERMITTED DATE PER CODE.</p> <p>AMOUNT OF \$500.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.</p> <p><b>FOUND IN VIOLATION, IMPOSED PENALTY IN THE AMOUNT OF \$500.00 PLUS \$150.00 ADMINISTRATIVE FEE.</b></p>
4.5	CASE 2019A - 274	<p><b>OWNER(S):</b> MARTIN, YOSEF &amp; PATRICIA <b>ADDRESS:</b> 5780 STONE CREEK WAY <b>FOLIO:</b> 5040 35 15 0080</p> <p><b>VIOLATION(S):</b></p> <p>1) <b>CODE SECTION 7-3(A)</b> – FALSE ALARM IN EXCESS OF (1) TO WIT: THIRD FALSE ALARM</p>	<p><b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 05/13/19 FOR SECOND FALSE ALARM ON 04/01/19, CIVIL VIOLATION 1661 ISSUED ON 07/10/19 FOR 3<sup>RD</sup> FALSE ALARM ON 06/07/19</p> <p>AMOUNT OF \$50.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.</p> <p><b>FOUND IN VIOLATION, IMPOSED PENALTY IN THE AMOUNT OF \$50.00 AND ADMINISTRATIVE FEE OF</b></p>

			<b>\$150.00.</b>
4.6	<b>CASE 2019A - 350</b>	<b>OWNER(S):</b> CUTRI, LOREDANA SOLOVAN CITRI, MICHELE <b>ADDRESS:</b> 5781 SW 128 AVE <b>FOLIO:</b> 5040 35 15 0050  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 7-3(A)</b> – FALSE ALARM IN EXCESS OF (1) TO WIT: FORTH FALSE ALARM	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 06/07/19 FOR SECOND FALSE ALARM ON 02/03/19, CIVIL VIOLATION 13660 ISSUED ON 07/10/19 FOR 4 <sup>TH</sup> FALSE ALARM ON 06/22/19  <b>PAYMENT OF THE FINE PRIOR TO THE HEARING.</b>
4.7	<b>CASE 2019A - 429</b>	<b>OWNER(S):</b> DAVIS, MEGAN H & VONTAE O <b>ADDRESS:</b> 6051 SW 178 AVE <b>FOLIO:</b> 5140 06 13 0100  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 7-3(A)</b> – FALSE ALARM IN EXCESS OF (1) TO WIT: THIRD FALSE ALARM	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 07/10/19 FOR SECOND FALSE ALARM ON 06/08/19, CIVIL VIOLATION 13658 ISSUED ON 07/10/19 FOR 3 <sup>RD</sup> FALSE ALARM ON 06/22/19  AMOUNT OF \$50.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.  <b>FOUND IN VIOLATION, IMPOSED PENALTY OF \$50.00 PLUS \$150.00 ADMINISTRATIVE FEE.</b>

**5. REPEAT VIOLATIONS:**

5.1	<b>CASE 2016 - 595</b>	<b>OWNER(S):</b> DUKE, TERRELL W JR & MICHELLE <b>ADDRESS:</b> 5611 SW 136 AVE <b>FOLIO:</b> 5040 34 01 0111  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 005 -120</b> – OPERATING HOME BUSINESS WITHOUT A CERTIFICATE OF USE. 2) <b>CODE SECTION 045 – 050 AND 045 – 060</b> PRINCIPAL PROPERTY USE IS NOT PERMITTED, TO WIT: WELDING AND OTHER NON – AGRICULTURAL RELATED OPERATIONS.	<b>STATUS:</b> FINAL ORDER ISSUED ON 07/02/17 IMPOSING A FINE IN THE AMOUNT OF \$150.00 PER ANY FUTURE INCIDENT, REPEAT VIOLATION HEARING NOTICE ISSUED ON 07/12/19 TO APPEAR AT THE 08/06/19 IMPOSITION HEARING.  <b>PAYMENT OF VIOLATION PRIOR TO THE HEARING.</b>
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**6. RE-HEARINGS:**

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

7.1	CASE	<b>OWNER(S):</b> <b>ADDRESS:</b> <b>FOLIO:</b>  <b>VIOLATION(S):</b> 1)	<b>STATUS:</b>
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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).