

Town of Southwest Ranches  
Code Compliance Division  
13400 Griffin Road  
Southwest Ranches, FL 33330  
Phone (954) 434-0008  
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**SPECIAL MAGISTRATE MINUTES**  
**FEBRUARY 02, 2021**  
**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</b>  <b>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>CONTINUANCE ISSUED FOR  30 DAYS. TO APPEAR FOR  HEARING ON 12/01/2020.</p> <p>FINAL ORDER TO COMPLY BY  02/01/2021 OR TO APPEAR ON  02/02/2021 FOR HEARING.</p> <p><b>CONTINUANCE ISSUED FOR  30 DAYS. TO APPEAR FOR  HEARING ON 03/02/2021.</b></p>
<p><b>2.2</b></p>	<p><b>CASE</b>  <b>2020-362</b></p>	<p><b>OWNER(S):</b> PRIETO, EDWARD &amp; MINERVA  <b>ADDRESS:</b> 5850 SW 188 AVE  <b>FOLIO:</b> 5139 01 03 0030</p> <p><b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080(A)</b>  WORK WITHOUT A PERMIT, FILLING WITHOUT</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION  ISSUED ON 10/12/2020.</p> <p>NOTICE OF HEARING ISSUED  ON 12/7/2020 TO APPEAR ON</p>

		APPROVAL OR PERMIT.	01/05/2021 FOR HEARING.  ADMITTED VIOLATION; GIVEN 30 DAYS TO COMPLY BY 02/01/2021 OR TO APPEAR 02/02/2021 FOR HEARING IF NOT IN COMPLIANCE. A FINE OF \$150.00 PER DAY WILL BE APPLIED AFTER THAT. ADMINISTRATE FEE WAIVED.  <b>COMPLIED PRIOR TO HEARING.</b>
2.3	<b>CASE 2020-489</b>	<b>OWNER(S)</b> ACOSTA, ALEXANDER H/E ACOSTA DAYANA <b>ADDRESS:</b> 16221 SW 53 ST <b>FOLIO:</b> 5040 32 01 0126  <b>VIOLATION(S):</b> <b>TSWR SEC. CODE 005-080 (D)</b> WORK WITHOUT A PERMIT, FILLING WITHOUT APPROVAL OR PERMIT.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 12/07/2020.  NOTICE OF HEARING ISSUED ON 12/24/2020 TO APPEAR ON 01/05/2021 FOR HEARING.  ADMITTED VIOLATION; GIVEN 30 DAYS TO COMPLY BY GETTING A PERMIT BY 02/01/2021 OR TO APPEAR ON 02/02/2021 FOR HEARING IF NOT IN COMPLIANCE. AFTER 02/02/2021 IN THE AMOUNT OF \$150.00 PER DAY WILL BE IMPOSED. ADMINISTRATION FEE WAVED.  <b>COMPLIED PRIOR TO HEARING.</b>

**3. NEW CASES**

3.1	<b>CASE 2020-460</b>	<b>OWNER(S):</b> QUIRANTES, LAURA <b>ADDRESS:</b> 4801 SW 201 TER <b>FOLIO:</b> 5039 35 05 0280  <b>VIOLATION(S):</b> <b>TSWR SEC. 045-030(C)(1)</b> PARKING AND STORAGE, ALL VEHICLES ON PROPERTY MUST BE REGISTERED TO THE PROPERTY AND HAVE CURRENT TAG AND REGISTRATION.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED 11/23/2020.  NOTICE OF HEARING AND VIRTUAL HEARING INSTRUCTIONS ISSUED 01/08/2021 TO APPEAR ON 02/02/2021  <b>COMPLIED PRIOR TO</b>
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			<b>HEARING.</b>
<b>3.2</b>	<b>CASE 2020-463</b>	<p><b>OWNER(S):</b> ISMAIL, MOHAMMED TAHIR &amp; TAHIR, JAMILA  <b>ADDRESS:</b> 16701 SW 63 MNR  <b>FOLIO:</b> 5140 05 26 0030</p> <p><b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080(A)</b>  WORK WITHOUT A PERMIT, FILLING WITHOUT APPROVAL OR PERMIT.</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED 11/25/2020.</p> <p>NOTICE OF HEARING AND VIRTUAL HEARING INSTRUCTIONS ISSUED 01/08/2021 TO APPEAR ON 02/02/2021.</p> <p><b>FOUND IN VIOLATION;  GIVEN 10 DAYS TO COMPLY BY REMOVING ALL FILL 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 \$250.00 PER DAY WILL BE IMPOSED.  \$150.00 ADMINISTRATION FEE</b></p>
<b>3.3</b>	<b>CASE 2020-464</b>	<p><b>OWNER(S):</b> ISMAIL, MOHAMMED TAHIR &amp; TAHIR, JAMILA  <b>ADDRESS:</b> SW 63 MNR  <b>FOLIO:</b> 5140 05 01 0162</p> <p><b>VIOLATION(S):</b> <b>TSWR SEC. 005-080 (A)</b>  WORK WITHOUT PERMIT, FILLING WITHOUT APPROVAL OR PERMIT.</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED 11/25/2020.</p> <p>NOTICE OF HEARING AND VIRTUAL HEARING INSTRUCTIONS ISSUED 01/08/2021 TO APPEAR ON 02/02/2021.</p> <p><b>FOUND IN VIOLATION;  GIVEN 10 DAYS TO COMPLY BY REMOVING ALL FILL 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 \$250.00 PER DAY WILL BE IMPOSED.  \$150.00 ADMINISTRATION FEE</b></p>
<b>3.4</b>	<b>CASE 2020-466</b>	<p><b>OWNER(S):</b> BLUE BAY FOUNDATION LLC  <b>ADDRESS:</b> 6903 HANCOCK RD  <b>FOLIO:</b> 5140 03 01 0047</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED 11/25/2020.</p>

		<p><b>VIOLATION(S): TSWR 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 GROUND COVER HEDGES AND GROUND COVER AND FREE OF ANY AND ALL ENCUMBRANCES.</p>	<p>NOTICE OF HEARING AND VIRTUAL HEARING INSTRUCTIONS ISSUED 01/08/2021 TO APPEAR ON 02/02/2021.</p> <p><b>ADMITTED VIOLATION; GIVEN 30 DAYS TO COMPLY BY 03/01/2021 OR TO APPEAR 03/02/2021 FOR HEARING IF NOT IN COMPLIANCE. A FINE OF \$150.00 PER DAY WILL BE APPLIED AFTER THAT. ADMINISTRATE FEE WAIVED.</b></p>
3.5	CASE 2020-467	<p><b>OWNER(S):</b> STIRLING ESTATE TR GORDON, JOAN TRSTEE  <b>ADDRESS:</b> 13851 STIRLING RD  <b>FOLIO:</b> 5040 34 01 0140</p> <p><b>VIOLATION(S): TSWR 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 GROUND COVER HEDGES AND GROUND COVER AND FREE OF ANY AND ALL ENCUMBRANCES.</p>	<p><b>STATUS:</b>  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><b>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. \$150.00 ADMINISTRATION FEE</b></p>
3.6	CASE 2020-477	<p><b>OWNER(S):</b> RANCHO HOLDINGS LLC  <b>ADDRESS:</b> LURAY RD  <b>FOLIO:</b> 5140 02 01 0301</p> <p><b>VIOLATION(S): TSWR SEC. 020-040 (D)</b>  THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATON.</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED 12/16/2020.</p> <p>NOTICE OF HEARING AND VIRTUAL HEARING INSTRUCTIONS ISSUED 01/08/2021 TO APPEAR ON 02/02/2021</p> <p><b>COMPLIED PRIOR TO</b></p>

			<b>HEARING.</b>
<b>3.7</b>	<b>CASE 2020-478</b>	<p><b>OWNER(S):</b> RANCHO HOLDINGS LLC  <b>ADDRESS:</b> SW 130 AVE  <b>FOLIO:</b> 5140 02 01 0302</p> <p><b>VIOLATION(S):</b> <b>TSWR SEC. 020-040 (D)</b>  THE FOLLOWING IS CONSIDERED A PUBLIC NUISANCE: EXISTENCE OF OVERGROWN GROUND COVER OR VEGETATON.</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED 12/16/2020.</p> <p>NOTICE OF HEARING AND VIRTUAL HEARING INSTRUCTIONS ISSUED 01/08/2021 TO APPEAR ON 02/02/2021</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>
<b>3.8</b>	<b>CASE 2020-490</b>	<p><b>OWNER(S):</b> ACHE, FERNANDO  <b>ADDRESS:</b> 17300 SW 59 CT  <b>FOLIO:</b> 5040 31 01 0560</p> <p><b>VIOLATION(S):</b> <b>TSWR SEC. 005-080 (A)</b>  WORK WITHOUT PERMIT, FILLING WITHOUT APPROVAL OR PERMIT.</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED 12/07/2020.</p> <p>NOTICE OF HEARING AND VIRTUAL HEARING INSTRUCTIONS ISSUED 01/19/2021 TO APPEAR ON 02/02/2021</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>
<b>3.9</b>	<b>CASE 2020-491</b>	<p><b>OWNER(S):</b> MP HOLDINGS LLC  <b>ADDRESS:</b> SW 48 ST  <b>FOLIO:</b> 5040 31 01 0130</p> <p><b>VIOLATION(S):</b> <b>TSWR SEC. 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 12/23/2020.</p> <p>NOTICE OF HEARING AND VIRTUAL HEARING INSTRUCTIONS ISSUED 01/08/2021 TO APPEAR ON 02/02/2021</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>
<b>3.10</b>	<b>CASE 2020-492</b>	<p><b>OWNER(S):</b> MP HOLDINGS LLC  <b>ADDRESS:</b> SW 48 ST  <b>FOLIO:</b> 5040 31 01 0140</p> <p><b>VIOLATION(S):</b> <b>TSWR SEC. 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 12/08/2020.</p> <p>NOTICE OF HEARING AND VIRTUAL HEARING INSTRUCTIONS ISSUED 01/08/2021 TO APPEAR ON 02/02/2021</p>

			<b>COMPLIED PRIOR TO HEARING.</b>
<b>3.11</b>	<b>CASE 2020-511</b>	<p><b>OWNER(S):</b> CHRIST COVENANT CHURCH INC  <b>ADDRESS:</b> 4711 SW 186 AVE  <b>FOLIO:</b> 5039 25 02 0085</p> <p><b>VIOLATION(S):</b> <b>TSWR SEC. 020-040(A)</b>  IT SHALL BE THE RESPONSIBILITY OF ALL PROPERTY OWNERS IN THE TOWN TO MAINTAIN THEIR PROPERTY FREE OF JUNK ITEMS; GARBAGE, TRASH, LITTER, AND DEBRIS.</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED 12/11/2020.</p> <p>NOTICE OF HEARING AND VIRTUAL HEARING INSTRUCTIONS ISSUED 01/11/2021 TO APPEAR ON 02/02/2021.</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>
<b>3.12</b>	<b>CASE 2020-513</b>	<p><b>OWNER(S):</b> FLORES, EDUARDO FLORES, JACQUELING  <b>ADDRESS:</b> 17450 SW 54 ST  <b>FOLIO:</b> 5040 31 01 0052</p> <p><b>VIOLATION(S):</b> <b>TSWR CODE SEC. 045-030(C)(4)(b)(2)(3), SEC. 045-030(C)(1), SEC. 045-030(D)(4)</b></p> <ol style="list-style-type: none"> <li>1) STORAGE OF COMMERCIAL VEHICLES EXCEEDING (1)</li> <li>2) STORAGE OF VEHICLES NOT REGISTERED TO PROPERTY OR PROPERTY OWNERS.</li> <li>3) SHIPPING CONTAINERS SHALL BE SUBJECT TO ALL REQUIRED YARD AND SETBACK REQUIREMENTS AND SHALL BE SCREENED FROM VIEW OF ADJACENT PROPERTIES AND RIGHTS-OF-WAY.</li> </ol>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED 12/11/2020.</p> <p>NOTICE OF HEARING AND VIRTUAL HEARING INSTRUCTIONS ISSUED 01/08/2021 TO APPEAR ON 02/02/2021</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>
<b>3.13</b>	<b>CASE 2020-514</b>	<p><b>OWNER(S):</b> GARWOOD, WESLEY CONRAD  <b>ADDRESS:</b> 17221 SW 65 CT  <b>FOLIO:</b> 5140 06 01 0017</p> <p><b>VIOLATION(S):</b> <b>TSWR CODE SEC. 045-050, SEC. 045-60 SEC. 005-080</b></p> <ol style="list-style-type: none"> <li>1) NON-PERMITTED USE OF PROPERTY SALE OF RVS</li> <li>2) WORK WITHOUT APPROVAL OR PERMIT</li> </ol>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED 12/11/2020.</p> <p>NOTICE OF HEARING AND VIRTUAL HEARING INSTRUCTIONS ISSUED 01/08/2021 TO APPEAR ON 02/02/2021</p> <p><b>ADMITTED VIOLATION; GIVEN 30 DAYS TO COMPLY BY REMOVING ALL RVS FROM THE PROPERTY AND REMOVE OR APPLY FOR AFTER THE FACT PERMIT BY 03/01/2021 OR TO APPEAR ON 03/02/2021 FOR HEARING</b></p>

			<b>IF NOT IN COMPLIANCE. AFTER 03/02/2021 IN THE AMOUNT OF \$150.00 PER DAY WILL BE IMPOSED. ADMINISTRATION FEE WAVED.</b>
3.14	<b>CASE 2020-520</b>	<b>OWNER(S):</b> LUGO, ALCIDES LUGO, MARILYN <b>ADDRESS:</b> 14501 MUSTANG TRL <b>FOLIO:</b> 5140 03 01 0210  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080(A)</b> WORK WITHOUT A PERMIT, FILLING WITHOUT APPROVAL OR PERMIT	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED 12/14/2020.  NOTICE OF HEARING AND VIRTUAL HEARING INSTRUCTIONS ISSUED 01/14/2021 TO APPEAR ON 02/02/2021  <b>ADMITTED VIOLATION; GIVEN 15 DAYS TO COMPLY BY REMOVING ALL FILL FROM PROPERTY BY 02/17/2021 OR TO APPEAR ON 03/02/2021 FOR HEARING IF NOT IN COMPLIANCE. AFTER 03/02/2021 IN THE AMOUNT OF \$250.00 PER DAY WILL BE IMPOSED. ADMINISTRATION FEE WAVED</b>
3.15	<b>CASE 2020-524</b>	<b>OWNER(S):</b> AMESEN, CESAR OSWALDO LLANOS, MARIANA <b>ADDRESS:</b> 5841 SW 162 AVE <b>FOLIO:</b> 5040 32 04 0165  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080(A)</b> WORK WITHOUT A PERMIT, FILLING WITHOUT APPROVAL OR PERMIT	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED 12/24/2020.  NOTICE OF HEARING AND VIRTUAL HEARING INSTRUCTIONS ISSUED 01/08/2021 TO APPEAR ON 02/02/2021  <b>COMPLIED PRIOR TO HEARING.</b>
3.16	<b>CASE 2020-555</b>	<b>OWNER(S):</b> SIGLER, ANGELICA M <b>ADDRESS:</b> 5760 SW 188 AVE <b>FOLIO:</b> 5039 36 05 0110	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED 12/15/2020.

		<p><b>VIOLATION(S): TSWR CODE SEC. 005-080(A), SEC. 045-100(C)</b>  1)WORK WITHOUT A PERMIT, STRUCTURE ON SOUTH SIDE OF PROPERTY.  2) REQUIRED YARDS, THERE SHALL BE A YARD OF AT LEAST TWENTY-FIVE (25) FEET ON ALL SIDES OF PROPERTY EXCEPT THE FRONT, WHICH REQUIRES FIFTY (50) FEET.</p>	<p>NOTICE OF HEARING AND VIRTUAL HEARING INSTRUCTIONS ISSUED 01/08/2021 TO APPEAR ON 02/02/2021</p> <p><b>ADMITTED VIOLATION; GIVEN 30 DAYS TO COMPLY BY REMOVING STRUCTURE BY 03/01/2021 OR TO APPEAR ON 03/02/2021 FOR HEARING IF NOT IN COMPLIANCE. AFTER 03/02/2021 IN THE AMOUNT OF \$150.00 PER DAY WILL BE IMPOSED. ADMINISTRATION FEE WAVED</b></p>
3.17	CASE 2021-012	<p><b>OWNER(S):</b> MP HOLDINGS LLC  <b>ADDRESS:</b> SW 48 ST  <b>FOLIO:</b> 5040 31 01 0130</p> <p><b>VIOLATION(S): TSWR CODE SEC. 045-030(D)(4)</b>  ONE SHIPPING CONTAINER MAY BE KEPT ON A PLOT ONLY AS AN ACCESSORY STORAGE STRUCTURE TO A DWELLING.</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED 01/05/2021.</p> <p>NOTICE OF HEARING AND VIRTUAL HEARING INSTRUCTIONS ISSUED ON 01/19/2021 TO APPEAR ON 02/02/2021.</p> <p><b>ADMITTED VIOLATION; GIVEN 10 DAYS TO COMPLY BY REMOVING SHIP CONTAINER BY 02/12/2021 OR TO APPEAR ON 03/02/2021 FOR HEARING IF NOT IN COMPLIANCE. AFTER 03/02/2021 IN THE AMOUNT OF \$150.00 PER DAY WILL BE IMPOSED. ADMINISTRATION FEE WAVED</b></p>
3.18	CASE 2021-092	<p><b>OWNER(S):</b> HERNANDEZ, VICTOR HERNANDEZ, NADIA C  <b>ADDRESS:</b> 5621 SW 195 TER  <b>FOLIO:</b> 5039 36 07 0570</p> <p><b>VIOLATION(S): BCC 27-284, 27-286</b>  NO PERSON SHALL IGNITE, CAUSE TO BE IGNITED, OR PERMIT TO BE IGNITED ANY MATERIAL WHICH WILL RESULT IN ANY PROHIBITED OPEN BURNING.</p>	<p><b>STATUS:</b>  NOTICE OF HEARING AND VIRTUAL INSTRUCTIONS ISSUED 01/21/2021 TO APPEAR ON 02/02/2021.</p> <p><b>INCIDENT DATED 01/21/2021</b></p>



			<b>CONTINUANCE ISSUED FOR 30 DAYS. TO APPEAR FOR HEARING ON 03/02/2021.</b>
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4. **CITATIONS**

4.1	<b>CASE 2020A-346</b>	<b>OWNER(S):</b> CABRERA, ADRUBAL DEL VALLE <b>BARRIOS, LISMAR</b> <b>ADDRESS:</b> 17000 STRATFORD CT <b>FOLIO:</b> 5040 32 16 0150  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 7-3 (A)</b> FALSE ALARM IN EXCESS OF (3) FOURTH FALSE ALARM. 4 <sup>TH</sup> FALSE ALARM 12/25/2020	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 10/07/2020.  (1) ALARM 09/11/2020 (2) ALARM 09/22/2020 (3) ALARM 09/24/2020(PAID) (4) ALARM 12/25/2020  CVN AND VIRTUAL INSTRUCTIONS ISSUED ON 01/07/2021 TO APPEAR ON 02/02/2021.  <b>FOUND IN VIOLATION;          \$250.00 FEE IS IMPOSED          \$150.00 ADMINISTRATIVE          COST.</b>
4.2	<b>CASE 2020A-088</b>	<b>OWNER(S):</b> PRINCESSES G LAND HOLDINGS LLC <b>ADDRESS:</b> 18701 SHERIDAN ST <b>FOLIO:</b> 5139 01 01 0010  <b>VIOLATION(S):</b> <b>TSWR CODE SEC. 7-3 (A)</b> FALSE ALARM IN EXCESS OF (6) SEVENTH FALSE ALARM.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 04/10/2020.  (1) ALARM 03/17/2020 (2) ALARM 03/19/2020 (3) ALARM 03/21/2020(PAID) (4) ALARM 06/17/2020(PAID) (5) ALARM 08/02/2020 (6) ALARM 08/06/2020 (7) ALARM 12/29/2020  CVN AND VIRTUAL INSTRUCTIONS ISSUED ON 01/07/2021 TO APPEAR ON 02/02/2021  <b>FOUND IN VIOLATION;          \$250.00 FEE IS IMPOSED          \$150.00 ADMINISTRATIVE          COST.</b>
4.3	<b>CASE 2020A-148</b>	<b>OWNER(S):</b> NG NURSERY LLC <b>ADDRESS:</b> 21051 STIRLING ROAD <b>FOLIO:</b> 5039 34 01 0640	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 06/03/2020.

		<p><b>VIOLATION(S): TSWR CODE SEC. 7-3 (A)</b>          FALSE ALARM IN EXCESS OF (6) SEVENTH FALSE ALARM AND IN EXCESS OF (7) EIGHTH FALSE ALARM.</p>	<p>(1) ALARM 03/29/2020          (2) ALARM 05/15/2020 (PAID)          (3) ALARM 08/15/2020 (PAID)          (4) ALARM 08/15/2020 (PAID)          (5) ALARM 10/25/2020 (PAID)          (6) ALARM 11/04/2020 (VOID)          (7) ALARM 12/23/2020          (8) ALARM 12/31/2020</p> <p>CVN AND VIRTUAL INSTRUCTIONS ISSUED ON 01/07/2021 TO APPEAR ON 02/02/2021.</p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>
4.4	CASE 2021A-030	<p><b>OWNER(S):</b> COHEN, MICHAEL L  <b>ADDRESS:</b> 17001 SW 63 MNR  <b>FOLIO:</b> 5140 05 10 0010  <b>Phone:</b> #954-868-9293</p> <p><b>VIOLATION(S): TSWR CODE SEC. 7-3 (A)</b>          FALSE ALARM IN EXCESS OF (2) THIRD FALSE ALARM AND IN EXCESS OF (3) FOURTH FALSE ALARM.</p>	<p><b>STATUS:</b>          NOTICE OF VIOLATION ISSUED ON 01/07/2021.</p> <p>(1) ALARM 07/12/2020          (2) ALARM 12/06/2020          (3) ALARM 12/07/2020          (4) ALARM 12/20/2020</p> <p>CVN AND VIRTUAL INSTRUCTIONS ISSUED ON 01/07/2021 TO APPEAR ON 02/02/2021.</p> <p><b>ADMITTED VIOLATION;          \$50.00 FEE IS IMPOSED          ADMINISTRATIVE COST          WAVED.</b></p>

**5. REPEAT VIOLATIONS:**

5.1	CASE	<p><b>OWNER(S)</b>  <b>ADDRESS:</b>  <b>FOLIO:</b></p> <p><b>VIOLATION(S):</b>          1)</p>	<b>STATUS:</b>
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**6. RE-HEARINGS:**

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

<b>7.1</b>	<b>CASE</b>	<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).