

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  
JANUARY 06, 2015  
9:00 A.M.**

**1. CALL SESSION TO ORDER**

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

<b>2.1</b>	<b>CASE 2014 - 293</b>	OWNER(S): ALESHIRE, CHARLES L & SUSAN L ADDRESS: 4930 SW 198 TERRACE FOLIO: 5039 35 08 0070 VIOLATION(S):  1). FILL NO PERMIT	<b>STATUS:</b> GIVEN UNTIL DECEMBER 5TH, 2014 FOR CORRECTION.  <b>AMENDED ORDER FROM DECEMBER 8, 2014 TO CORRECT BY JANUARY 5TH, 2014 OR A FINE OF \$250.00 PER DAY</b>
<b>2.2</b>	<b>CASE 2014 - 531</b>	OWNER(S): BUHAMON, HARVIN ANDRES RUBIO, FRIDA LILIANA ADDRESS: 17601 SW 65 CT FOLIO: 5140 06 01 0211 VIOLATION(S):  1). CLEARING/FILLING WITHOUT A PERMIT	<b>STATUS:</b> GIVEN UNTIL DECEMBER 5TH, 2014 FOR CORRECTION.  <b>AMENDED ORDER FROM DECEMBER 8, 2014 TO CORRECT BY JANUARY 5TH, 2014 OR A FINE OF \$250.00 PER DAY</b>
<b>2.3</b>	<b>CASE 2014 - 647</b>	OWNER(S): VILLANUEVA, CARLOS E & IRENE ADDRESS: 7120 SW 173 WAY FOLIO: 5140 06 04 0310 VIOLATION(S):  1). FAILURE TO MAINTAIN PROPERTY	<b>STATUS:</b> GIVEN UNTIL DECEMBER 19, 2014 FOR CORRECTION OR A FINE OF \$250.00 PER DAY.  <b>NONE COMPLIANCE</b>

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**3. NEW CASES**

3.1	<b>CASE 2014 - 431</b>	OWNER(S): TIME 48 INC ADDRESS: V LOT E OF 17351 SW 46 STREET FOLIO: 5040 30 00 0300 VIOLATION(S):  1). VEHICLES FROM NURSERY CAUSING DIRT AND DEBRIS ALONG 46 STREET 2). MULTIPLE TRAILERS PARKED ON THE PROPERTY, NONE ALLOWED 3). INSTALLATION OF PROHIBITED SIGNS TO WIT: BANNER, SIGNS AND FLAGS ON THE PROPERTY	<b>STATUS:</b> GIVEN UNTIL JULY 18, 2014 TO CORRECT
3.2	<b>CASE 2014 -551</b>	OWNER(S): DYKES FAM REV LIV TR % CAROL DYKES ADDRESS: 5755 SW 160 AVE FOLIO: 5040 32 04 0015 VIOLATION(S):  1). FILL/CLEARING/GRADING WITHOUT A PERMIT	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 9, 2014  <b>NON CORRECTION</b>
3.3	<b>CASE 2014 - 672</b>	OWNER(S): TIME 48 ADDRESS: V LOT W OF 17220 GRIFIN ROAD FOLIO: 5040 30 00 0300 VIOLATION(S):  1). PARKING AND STORAGE OF COMMERCIAL VEHICLES ON PROPERTY.	<b>STATUS:</b> GIVEN UNTIL NOVEMBER 20, 2014  <b>CORRECTION PRIOR TO THE HEARING</b>
3.4	<b>CASE 2014 - 691</b>	OWNER(S): MVR INC ADDRESS: 4901 SW 178 AVE FOLIO: 5040 31 01 0174 VIOLATION(S):  1). PARKING IN AREAS NOT DESIGNATED FOR VEHICLE PARKING 2). VEHICLES BEING STORED ON PROPERTY ARE NOT REGISTERED TO PROPERTY	<b>STATUS:</b> GIVEN UNTIL DECEMBER 11, 2014  <b>CORRECTION PRIOR TO THE HEARING</b>

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<b>3.5</b>	<b>CASE 2014 - 682</b>	OWNER(S): MISSION & SERVICE INC ADDRESS: 6751 SW 185 WAY FOLIO: 5139 01 01 0343 VIOLATION(S):  1). ACCESSORY USE NOT ALLOWED TO WIT: USING PROPERTY FOR OTHER THAN RESIDENTIAL USE 2). PARKING VEHICLES NOT REGISTERED TO PROPERTY OVERNIGHT. 3). PARKING ON GRASS DOES NOT COMPLY WITH OFF-STREET PARKING REQUIREMENTS	<b>STATUS:</b> GIVEN UNTIL DECEMBER 11, 2014
<b>3.6</b>	<b>CASE 2014 - 711</b>	OWNER(S): MATAMOROS, NOREN ADDRESS: 18530 SW 55 STREET FOLIO: 5039 36 03 0070 VIOLATION(S):  1). WORK DONE WITHOUT A PERMIT TO WIT: DRIVEWAY	<b>STATUS:</b> GIVEN UNTIL DECEMBER 13, 2014  <b>NON CORRECTION</b>

**4. CITATIONS**

<b>4.1</b>	<b>CASE 2014C - 031</b>	OWNER(S): OKAMOTO, MAURO ADDRESS: 17600 SW 54 STREET FOLIO: 5040 31 01 0120 VIOLATION(S):  1). BULK OUT ON VACANT LOT NOT PAYING FOR SERVICE	<b>STATUS:</b> CITATION 1116 ISSUED ON 11/25/14  <b>PAYMENT OF \$450.00  RECEIVED PRIOR TO THE  HEARING</b>
<b>4.2</b>	<b>CASE 2014A - 210</b>	OWNER(S): COQUINA STATION LLC ADDRESS: 15801 SHERIDAN STREET FOLIO: 5140 04 13 0011 VIOLATION(S):  1). ALARM INCIDENT IN EXCESS OF (TWO) 11 <sup>TH</sup> ALARM	<b>STATUS:</b> CITATION 12844 ISSUED ON 11/20/14  <b>PAYMENT OF \$250.00  RECEIVED PRIOR TO THE  HEARING</b>

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<b>4.3</b>	<b>CASE 2014A - 211</b>	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S):  1). ALARM INCIDENT IN EXCESS OF (TWO) 3 <sup>RD</sup> ALARM	<b>STATUS:</b> CITATION 12842 ISSUED ON 11/20/14  <b>PAYMENT OF \$250.00 RECEIVED PRIOR TO THE HEARING</b>
<b>4.4</b>	<b>CASE 2014A - 215</b>	OWNER(S): SHIVA VISHNU TEMPLE OF SOUTH FLORIDA INC ADDRESS: 5661 DYKES ROAD FOLIO: 5040 32 14 0010 VIOLATION(S):  1). ALARM INCIDENT IN EXCESS OF (2) TWO: 6 <sup>TH</sup> INCIDENT	<b>STATUS:</b> CITATION 12841 ISSUED ON 11/20/14  <b>PAYMENT OF \$250.00 RECEIVED PRIOR TO THE HEARING</b>
<b>4.5</b>	<b>CASE 2014A - 218</b>	OWNER(S): BANK OF AMERICA ADDRESS: 15891 SHERIDAN STREET FOLIO: 5140 04 13 0021 VIOLATION(S):  1). ALARM INCIDENT IN EXCESS OF (2) TWO: 4 <sup>TH</sup> INCIDENT	<b>STATUS:</b> CITATION 12837 ISSUED ON 11/19/14  <b>PAYMENT OF \$250.00 RECEIVED PRIOR TO THE HEARING</b>
<b>4.6</b>	<b>CASE 2014C - 319</b>	OWNER(S): BREWTON, GREGORY ADDRESS: 6410 SW 183 WAY FOLIO: 5140 06 02 0180 VIOLATION(S):  1). BULK OVER THE 12 YARDS ALLOWED FOR PICK UP PER CODE	<b>STATUS:</b> CITATION 12848 ISSUED ON 12/10/14  <b>AMOUNT OF \$500.00 DUE TO THE TOWN OF SOUTHWEST RANCHES</b>
<b>4.7</b>	<b>CASE 2014A - 441</b>	OWNER(S): TAYLOR, FREDERICK A & ANDREA ADDRESS: 16925 BERKSHIRE CT FOLIO: 5040 32 16 0330 VIOLATION(S):  1). ALARM INCIDENT IN EXCESS OF (2) TWO: 3 <sup>RD</sup> INCIDENT	<b>STATUS:</b> CITATION 12839 ISSUED ON 11/19/14  <b>PAYMENT OF \$50.00 PRIOR TO THE HEARING</b>

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<b>4.8</b>	<b>CASE 2014A - 603</b>	OWNER(S): GLADSTONE, RICHARD ADDRESS: 14420 STIRLING ROAD FOLIO: 5140 03 01 0062 VIOLATION(S):  1). ALARM INCIDENT IN EXCESS OF (2) TWO: 3RD INCIDENT	STATUS: CITATION 12840 ISSUED ON 11/19/14  <b>PAYMENT OF \$50.00 PRIOR TO THE HEARING</b>
<b>4.9</b>	<b>CASE 2014A - 610</b>	OWNER(S): NEW HORIZON UNITED METHODIST CHURCH INC ADDRESS: 5741 S FLAMINGO ROAD FOLIO: 5040 35 03 0020 VIOLATION(S):  1). ALARM INCIDENT IN EXCESS OF (2) TWO: 4TH INCIDENT	STATUS: CITATION 12838 ISSUED ON 11/19/14  <b>PAYMENT OF \$250.00 PRIOR TO THE HEARING</b>
<b>4.10</b>	<b>CASE 2014A - 651</b>	OWNER(S): SERRANO, MANUEL ADDRESS: 5851 SW 188 AVE FOLIO: 5139 01 03 0010 VIOLATION(S):  1). ALARM INCIDENT IN EXCESS OF (2) TWO: 3 <sup>RD</sup> INCIDENT	STATUS: CITATION 12843 ISSUED ON 11/20/14  <b>PAYMENT OF \$50.00 PRIOR TO THE HEARING</b>

**5. FORECLOSURE AUTHORIZATION**

<b>5.1</b>	<b>CASE</b>	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):  1).	<b>STATUS:</b>
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**6. BSO COMMERCIAL MOTOR VEHICLE CITATIONS**

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<b>6.1</b>	<b>CASE</b>  <b>BSO SW</b>	OWNER(S): ADDRESS: FOLIO: VIOLATION(S): <b>COMMERCIAL MOTOR VEHICLE CITATION</b>	<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).