

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
FEBRUARY 3, 2015
9:00 A.M.**

1. CALL SESSION TO ORDER

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

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|------------|----------------------------|---|--|
| 2.1 | CASE 2013 - 357 | OWNER(S): MONNOT, FREDERIC ADDRESS: 6451 SW 136 LANE FOLIO: 5140 03 02 0020 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY, GRASS IS OVERGROWN | STATUS: GIVEN UNTIL SEPTEMBER 14, 2014 FOR CORRECTION. REPEAT VIOLATION SINCE SEPTEMBER 18, 2014 |
| 2.2 | CASE 2014 - 293 | OWNER(S): ALESHIRE, CHARLES L & SUSAN L ADDRESS: 4930 SW 198 TERRACE FOLIO: 5039 35 08 0070 VIOLATION(S): 1). CLEARING/FILLING WITHOUT A PERMIT | STATUS: GIVEN UNTIL FEBRUARY 2, 2015 FOR CORRECTION. |
| 2.3 | CASE 2014 - 531 | 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 | STATUS: GIVEN UNTIL FEBRUARY 2, 2015 FOR CORRECTION. |
| 2.4 | CASE 2014 - 551 | OWNER(S): DYKES FAM REV LIV TR % CAROL DYKES ADDRESS: 5755 SW 160 AVE FOLIO: 5040 32 04 0015 VIOLATION(S): 1). CLEARING/FILLING WITHOUT A PERMIT | STATUS: GIVEN UNTIL FEBRUARY 2, 2015 FOR CORRECTION. |

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3. NEW CASES

| | | | |
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| 3.1 | CASE 2014FF - 525 | OWNER(S): COQUINA STATION LLC % PHILLIPS EDISON GROUP LLC ADDRESS: 15701 SHERIDAN STREET FOLIO: 5140 04 13 0060 VIOLATION(S): 1). FAILURE TO COMPLY WITH RESOLUTION 2012-031 – ANNUAL FIRE SAFETY INSPECTION FEE. | STATUS: GIVEN UNTIL AUGUST 15, 2014 TO CORRECT |
| 3.2 | CASE 2014FF - 526 | OWNER(S): COQUINA STATION LLC % PHILLIPS EDISON GROUP LLC ADDRESS: 15701 SHERIDAN STREET FOLIO: 5140 04 13 0011 VIOLATION(S): 1). FAILURE TO COMPLY WITH RESOLUTION 2012-031 – ANNUAL FIRE SAFETY INSPECTION FEE. | STATUS: GIVEN UNTIL AUGUST 15, 2014 TO CORRECT |
| 3.3 | CASE 2014 - 722 | OWNER(S): FEDERAL HOME LOAN MORTGAGE CORP ADDRESS: 16570 SW 62 STREET FOLIO: 5140 05 01 0174 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN | STATUS: GIVEN UNTIL DECEMBER 20, 2014 |
| 3.4 | CASE 2014 - 723 | OWNER(S): DEUTCHE BANK NATL TR CO TRSTEE ADDRESS: 4920 SW 170 AVE FOLIO: 5040 32 02 0174 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN | STATUS: GIVEN UNTIL DECEMBER 21, 2014 |

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4. CITATIONS

| | | | |
|------------|---------------------------------|--|--|
| 4.1 | CASE 2014A - 210 | OWNER(S): COQUINA STATION LLC ADDRESS: 15801 SHERIDAN STREET FOLIO: 5140 04 13 0011 VIOLATION(S): 1). ALARM INCIDENT IN EXCESS OF (TWO); 13 TH FALSE ALARM | STATUS: CITATION 12879 ISSUED ON 12/18/14 AMOUNT OF \$250.00 DUE TO THE TOWN OF SOUTHWEST RANCHES |
| 4.2 | CASE 2014A - 211 | 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) 18 TH ALARM | STATUS: CITATION 12874 ISSUED ON 12/15/14 AMOUNT OF \$250.00 DUE TO THE TOWN OF SOUTHWEST RANCHES |
| 4.3 | CASE 2014A - 211 | 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) 19 TH ALARM | STATUS: CITATION 12887 ISSUED ON 12/19/14 AMOUNT OF \$250.00 DUE TO THE TOWN OF SOUTHWEST RANCHES |
| 4.4 | CASE 2014A - 439 | OWNER(S): NEW TESTAMENT BAPTIST CHURCH INC OF MIAMI ADDRESS: 13900 GRIFFIN ROAD FOLIO: 5040 27 03 0010 VIOLATION(S): 1). ALARM INCIDENT IN EXCESS OF (2) TWO: 7 TH INCIDENT | STATUS: CITATION 12875 ISSUED ON 12/15/14 PAYMENT OF \$250.00 PRIOR TO THE HEARING |

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| 4.5 | CASE 2014A 439 | <p>OWNER(S): NEW TESTAMENT BAPTIST CHURCH INC OF MIAMI ADDRESS: 13900 GRIFFIN ROAD FOLIO: 5040 27 03 0010 VIOLATION(S):</p> <p>1). ALARM INCIDENT IN EXCESS OF (2) TWO: 8TH INCIDENT</p> | <p>STATUS: CITATION 12880 ISSUED ON 12/18/14</p> <p>PAYMENT OF \$250.00 PRIOR TO THE HEARING</p> |
| 4.6 | CASE 2014A 454 | <p>OWNER(S): BUCK, MELVIN ADDRESS: 5303 SW 178 AVE FOLIO: 5040 31 01 0050 VIOLATION(S):</p> <p>1). ALARM INCIDENT IN EXCESS OF (2) TWO: 3RD INCIDENT</p> | <p>STATUS: CITATION 12882 ISSUED ON 12/18/14</p> <p>PAYMENT OF \$50.00 PRIOR TO THE HEARING</p> |
| 4.7 | CASE 2014A 557 | <p>OWNER(S): PENGG, GEORG, ROASDO-PENGG CARLEEN ADDRESS: 5031 SW 160 AVE FOLIO: 5040 32 01 0018 VIOLATION(S):</p> <p>1). ALARM INCIDENT IN EXCESS OF (2) TWO: 3RD INCIDENT</p> | <p>STATUS: CITATION 12885 ISSUED ON 12/19/14</p> <p>AMOUNT OF \$50.00 DUE TO THE TOWN OF SOUTHWEST RANCHES</p> |
| 4.8 | CASE 2014A 606 | <p>OWNER(S): ERICKSON, MURRAY ADDRESS: 12800 HUNTERS PT FOLIO: 5140 02 08 0020 VIOLATION(S):</p> <p>1). ALARM INCIDENT IN EXCESS OF (2) TWO: 3RD INCIDENT</p> | <p>STATUS: CITATION 12878 ISSUED ON 12/18/14</p> <p>PAYMENT OF \$50.00 PRIOR TO THE HEARING</p> |

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| 4.9 | CASE 2014A - 607 | OWNER(S): ADLER, MARIO ADDRESS: 4921 SW 170 AVE FOLIO: 5040 32 02 0126 VIOLATION(S): 1). ALARM INCIDENT IN EXCESS OF (2) TWO: 4TH INCIDENT | STATUS: CITATION 12886 ISSUED ON 12/19/14 AMOUNT OF \$250.00 DUE TO THE TOWN OF SOUTHWEST RANCHES |
| 4.10 | CASE 2014A - 608 | OWNER(S): PRADILLA CARLOS & PATRICIA & PRADILLA, DANIEL ADDRESS: 18900 SW 63 ST FOLIO: 5139 01 07 0010 VIOLATION(S): 1). ALARM INCIDENT IN EXCESS OF (2) TWO: 4TH INCIDENT | STATUS: CITATION 12877 ISSUED ON 12/18/14 AMOUNT OF \$250.00 DUE TO THE TOWN OF SOUTHWEST RANCHES |
| 4.11 | CASE 2014A - 611 | OWNER(S): COHEN, MICHAEL ADDRESS: 17001 SW 63 MANOR FOLIO: 5140 05 19 0040 VIOLATION(S): 1). ALARM INCIDENT IN EXCESS OF (2) TWO: 3RD INCIDENT | STATUS: CITATION 12884 ISSUED ON 12/19/14 PAYMENT OF \$50.00 PRIOR TO THE HEARING |
| 4.12 | CASE 2014A - 653 | OWNER(S): SCHROEDER EUGENE J H/E ADDRESS: 15921 SW 53 CT FOLIO: 5040 33 01 0127 VIOLATION(S): 1). ALARM INCIDENT IN EXCESS OF (2) TWO: 3RD INCIDENT | STATUS: CITATION 12881 ISSUED ON 12/18/14 PAYMENT OF \$50.00 PRIOR TO THE HEARING |

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| 4.13 | CASE 2014A - 699 | OWNER(S): CURTIS JAMES INVESTMENTS ADDRESS: 6670 DYKES ROAD FOLIO: 5140 04 13 0017 VIOLATION(S): 1). ALARM INCIDENT IN EXCESS OF (2) TWO: 3RD INCIDENT | STATUS: CITATION 12876 ISSUED ON 12/15/14 PAYMENT OF \$50.00 PRIOR TO THE HEARING |
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5. FORECLOSURE AUTHORIZATION

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| 5.1 | CASE 2008-189 | OWNER(S): MONNOT, FREDERIC ADDRESS: 6451 SW 136 LANE FOLIO: 5140 03 02 0020 VIOLATION(S): 1). BULK WASTE PLACED MORE THAN 48 HOURS PRIOR TO PICK UP 2). BULK BEING USED FOR CONTRACTORS MATERIALS (FENCE MATERIALS) 3). BULK WASTE IMPROPER LOCATION (VACANT LOT) 4). BULK WASTE BEING USED BY NURSERY 5). BULK WASTE USED TO CLEAR PROPERTY 6). BULK WASTE PLACED IMPROPERLY 7). BULK WASTE BEING USED BY LANDSCAPER(S) 8). BULK WASTE BEING USED BY VACANT LOT | STATUS: FORECLOSURE NOTICE ISSUED ON JANUARY 20, 2015 LIEN IN THE AMOUNT OF \$3,650.00 DUE TO THE TOWN OF SOUTHWEST RANCHES |
| 5.2 | CASE 2008C-231 | OWNER(S): MONNOT, FREDERIC ADDRESS: 6451 SW 136 LANE FOLIO: 5140 03 02 0020 VIOLATION(S): 1). BULK WASTE PLACED MORE THAN 48 HOURS PRIOR TO PICK UP | STATUS: FORECLOSURE NOTICE ISSUED ON JANUARY 20, 2015 LIEN IN THE AMOUNT OF \$650.00 DUE TO THE TOWN OF SOUTHWEST RANCHES |

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| 5.3 | CASE 2013-357 | OWNER(S): MONNOT, FREDERIC ADDRESS: 6451 SW 136 LANE FOLIO: 5140 03 02 0020 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY FROM BECOMING OVERGROWN | STATUS: FORECLOSURE NOTICE ISSUED ON JANUARY 20, 2015 LIEN IN THE AMOUNT OF \$54,900.00 DUE TO THE TOWN OF SOUTHWEST RANCHES |
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6. TOWN OF DAVIE POLICE COMMERCIAL MOTOR VEHICLE CITATIONS

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| 6.1 | CASE BSO SW | OWNER(S): ADDRESS: FOLIO: VIOLATION(S): COMMERCIAL MOTOR VEHICLE CITATION | 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).