

Town of Southwest Ranches  
Code Compliance Division  
13400 Griffin Road  
Southwest Ranches, FL 33330-2628  
Phone (954) 434-0008  
Fax (954) 434-1490

**SPECIAL MAGISTRATE HEARING  
FEBRUARY 3, 2015  
9:00 A.M.**

**MINUTES**

**1. CALL SESSION TO ORDER**

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

2.1	<b>CASE 2013 - 357</b>	OWNER(S): MONNOT, FREDERIC ADDRESS: 6451 SW 136 LANE FOLIO: 5140 03 02 0020 VIOLATION(S):  1). FAILURE TO MAINTAIN PROPERTY, GRASS IS OVERGROWN	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 14, 2014 FOR CORRECTION  <b>FOUND IN VIOLATION SINCE SEPTEMBER 18, 2014. GIVEN 10 DAYS TO CORRECT OR A FINE OF \$250.00 FROM SEPTEMBER 18, 2014 UNTIL CORRECTED. ADMINISTRATIVE FEE OF \$150.00</b>
2.2	<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). CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	<b>STATUS:</b> GIVEN UNTIL FEBRUARY 2, 2015 TO CORRECT  <b>ORDER AMENDED TO COMPLY BY MARCH 2, 2015. IF NOT IN COMPLIANCE TO APPEAR AT THE MARCH 3, 2015 HEARING</b>
2.3	<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/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	<b>STATUS:</b> GIVEN UNTIL FEBRUARY 2, 2015 FOR CORRECTION  <b>ORDER AMENDED TO COMPLY BY MARCH 2, 2015. IF NOT IN COMPLIANCE TO APPEAR AT THE MARCH 3, 2015 HEARING</b>

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<b>2.4</b>	<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). CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	<b>STATUS:</b> GIVEN UNTIL FEBRUARY 2, 2015 FOR CORRECTION  <b>ORDER AMENDED TO  COMPLY BY MARCH 2, 2015.  IF NOT IN COMPLIANCE TO  APPEAR AT THE MARCH 3,  2015 HEARING</b>
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**3. NEW CASES**

<b>3.1</b>	<b>CASE 2014FF 525</b>	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.	<b>STATUS:</b> GIVEN UNTIL AUGUST 15, 2014  <b>CORRECTION PRIOR TO  THE HEARING</b>
<b>3.2</b>	<b>CASE 2014FF 526</b>	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.	<b>STATUS:</b> GIVEN UNTIL AUGUST 15, 2014  <b>CORRECTION PRIOR TO  THE HEARING</b>

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<b>3.3</b>	<b>CASE 2014 - 722</b>	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	<b>STATUS:</b> GIVEN UNTIL DECEMBER 20, 2014 TO CORRECT  <b>FOUND IN VIOLATION,  GIVEN 10 DAYS TO  CORRECT OR A FINE OF  \$250.00 PER DAY AND  \$150.00 ADMINISTRATIVE  FEE</b>
<b>3.4</b>	<b>CASE 2014 - 723</b>	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	<b>STATUS:</b> GIVEN UNTIL DECEMBER 21, 2014 TO COMPLY  <b>FOUND IN VIOLATION,  GIVEN 10 DAYS TO  CORRECT OR A FINE OF  \$250.00 PER DAY AND  \$150.00 ADMINISTRATIVE  FEE</b>

**4. CITATIONS**

<b>4.1</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); 13 <sup>TH</sup> FALSE ALARM	<b>STATUS:</b> CITATION 12879 ISSUED ON 12/18/14  <b>PAYMENT OF \$250.00  RECEIVED PRIOR TO THE  HEARING</b>
<b>4.2</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) 18 <sup>TH</sup> ALARM	<b>STATUS:</b> CITATION 12874 ISSUED ON 12/15/14  <b>FOUND IN VIOLATION, FINE  OF \$250.00 AND \$150.00  ADMINISTRATIVE FEE</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) 19TH ALARM	<b>STATUS:</b> CITATION 12887 ISSUED ON 12/19/14  <b>FOUND IN VIOLATION, FINE  OF \$250.00 AND \$150.00  ADMINISTRATIVE FEE</b>
<b>4.4</b>	<b>CASE 2014A- 439</b>	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 <sup>TH</sup> INCIDENT	<b>STATUS:</b> CITATION 12875 ISSUED ON 12/15/14  <b>PAYMENT OF \$250.00  RECEIVED PRIOR TO THE  HEARING</b>
<b>4.5</b>	<b>CASE 2014A- 439</b>	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: 8 <sup>TH</sup> INCIDENT	<b>STATUS:</b> CITATION 12880 ISSUED ON 12/18/14  <b>PAYMENT OF \$250.00  RECEIVED PRIOR TO THE  HEARING</b>
<b>4.6</b>	<b>CASE 2014C- 454</b>	OWNER(S): BULK, MELVIN ADDRESS: 5303 SW 178 AVE FOLIO: 5040 31 01 0050 VIOLATION(S):  1). ALARM INCIDENT IN EXCESS OF (2) TWO: 3 <sup>RD</sup> INCIDENT	<b>STATUS:</b> CITATION 12882 ISSUED ON 12/18/14  <b>PAYMENT OF \$50.00  RECEIVED PRIOR TO THE  HEARING</b>
<b>4.7</b>	<b>CASE</b>	OWNER(S): PENG, GEORG, ROSADO-PENG	<b>STATUS:</b>

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	<b>2014A-557</b>	CARLEEN ADDRESS: 5031 SW 160 AVE FOLIO: 5040 32 01 0018 VIOLATION(S):  1). ALARM INCIDENT IN EXCESS OF (2) TWO: 3 <sup>RD</sup> INCIDENT	CITATION 12885 ISSUED ON 12/19/14  <b>FOUND IN VIOLATION, FINE OF \$50.00 AND \$150.00 ADMINISTRATIVE FEE</b>
<b>4.8</b>	<b>CASE 2014A-606</b>	OWNER(S): ERICKSON, MURRAY ADDRESS: 12800 HUNTERS PT FOLIO: 5140 02 08 0020 VIOLATION(S):  1). ALARM INCIDENT IN EXCESS OF (2) TWO: 3 <sup>RD</sup> INCIDENT	<b>STATUS:</b> CITATION 12878 ISSUED ON 12/18/14  <b>PAYMENT OF \$50.00 RECEIVED PRIOR TO THE HEARING</b>
<b>4.9</b>	<b>CASE 2014A-607</b>	OWNER(S): ADLER, AMRIO ADDRESS: 4921 SW 170 AVE FOLIO: 5040 32 02 0126 VIOLATION(S):  1). ALARM INCIDENT IN EXCESS OF (2) TWO: 4TH INCIDENT	<b>STATUS:</b> CITATION 12886 ISSUED ON 12/19/14  <b>FOUND IN VIOLATION, FINE OF \$250.00 AND \$150.00 ADMINISTRATIVE FEE</b>
<b>4.10</b>	<b>CASE 2014A-608</b>	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	<b>STATUS:</b> CITATION 12877 ISSUED ON 12/18/14  <b>FOUND IN VIOLATION, FINE OF \$250.00 AND \$150.00 ADMINISTRATIVE FEE</b>
<b>4.11</b>	<b>CASE 2014A-</b>	OWNER(S): COHEN, MICHAEL ADDRESS: 17001 SW 63 MANOR	<b>STATUS:</b> CITATION 12884 ISSUED ON

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	<b>611</b>	FOLIO: 5140 05 19 0040 VIOLATION(S):  1). ALARM INCIDENT IN EXCESS OF (2) TWO: 3RD INCIDENT	12/19/14  <b>PAYMENT OF \$50.00 RECEIVED PRIOR TO THE HEARING</b>
<b>4.12</b>	<b>CASE 2014A- 653</b>	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	<b>STATUS:</b> CITATION 12881 ISSUED ON 12/18/14  <b>PAYMENT OF \$50.00 RECEIVED PRIOR TO THE HEARING</b>
<b>4.13</b>	<b>CASE 2014A- 699</b>	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	<b>STATUS:</b> CITATION 12876 ISSUED ON 12/15/14  <b>PAYMENT OF \$50.00 RECEIVED PRIOR TO THE HEARING</b>

**5. FORECLOSURE AUTHORIZATION**

<b>5.1</b>	<b>CASE 2008-189</b>	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 IMPROPERLY LOCATION (VACANT LOT) 4). BULK WASTE BEING USED BY NURSERY 5). BULK WASTE USED TO CLEAR PROPERTY 6). BULK WASTE PLACED IMPROPERLY	<b>STATUS:</b> FORECLOSURE NOTICE ISSUED ON JANUARY 20, 2015  <b>FORECLOSURE ORDER AUTHORIZED FOR THE AMOUNT OF \$3,650.00</b>
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		7). BULK WASTE BEING USED BY LANDSCAPER(S) 8). BULK WASTE BEING USED BY VACANT LOT	
5.2	<b>CASE 2008C- 231</b>	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	<b>STATUS:</b> FORECLOSURE NOTICE ISSUED ON JANUARY 20. 2015  <b>FORECLOSURE ORDER AUTHORIZED FOR THE AMOUNT OF \$650.00</b>
5.3	<b>CASE 2013-357</b>	OWNER(S): MONNOT, FREDERIC ADDRESS: 6451 SW 136 LANE FOLIO: 5140 03 02 0020 VIOLATION(S):  1). FAILURE TO MAINTIAN PROPERTY FROM BECOMING OVERGROWN	<b>STATUS:</b> FORECLOSURE NOTICE ISSUED ON JANUARY 20. 2015  <b>FORECLOSURE ORDER AUTHORIZED FOR THE AMOUNT OF \$54,900.00</b>

**6. DAVIE COMMERCIAL MOTOR VEHICLE CITATIONS**

6.1	<b>CASE</b>	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	<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.

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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).