

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

**MINUTES**

**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). CLEARING/FILLING WITHOUT A PERMIT	<b>STATUS:</b> GIVEN UNTIL FEBRUARY 14, 2014 FOR CORRECTION  <b>CORRECTION PRIOR TO  THE HEARING</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/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	<b>STATUS:</b> GIVEN UNTIL FEBRUARY 2, 2015 FOR CORRECTION  <b>ORDER AMENDED TO  COMPLY BY APRIL 6, 2015.  IF NOT IN COMPLIANCE TO  APPEAR AT THE APRIL 7,  2015 HEARING</b>
<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 APRIL 6, 2015.  IF NOT IN COMPLIANCE TO  APPEAR AT THE APRIL 7,  2015 HEARING</b>
<b>2.5</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). CLEARING/GRADING/FILLING BEING DONE	<b>STATUS:</b> GIVEN UNTIL MARCH 2, 2015 FOR CORRECTION  <b>CORRECTION PRIOR TO  HEARING</b>

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		WITHOUT APPROVAL AND PERMITS	
<b>2.6</b>	<b>CASE 2014 - 723</b>	OWNER(S): DEUTSHE BANK NATL TR CO TRSTEE ADDRESS: 4920 SW 170 AVE FOLIO: 5040 32 02 0174 VIOLATION(S):  1). FAILURE TO MAINTAIN PROPERTY, GRASS IS OVERGROWN	<b>STATUS:</b> GIVEN UNTIL MARCH 2, 2015 FOR CORRECTION  <b>CORRECTION PRIOR TO HEARING</b>

**3. NEW CASES**

<b>3.1</b>	<b>CASE 2013 - 563</b>	OWNER(S): ERICKSON, ERIC D & MARIA C ADDRESS: 18291 SW 50 STREET FOLIO: 5040 30 00 0062 VIOLATION(S):  1). FAILURE TO MAINTAIN PROPERTY, GRASS IS OVERGROWN	<b>STATUS:</b> GIVEN UNTIL FEBRUARY 13, 2014 FOR CORRECTION  <b>FOUND IN VIOLATION, IMPOSED PENALTY OF \$250.00 PER DAY SINCE APRIL 14, 2014 AND AN ADMINISTRATIVE FEE OF \$150.00. AUTHORIZATION TO ABATE VIOLATION.</b>
<b>3.2</b>	<b>CASE 2014 - 713</b>	OWNER(S): GALAXY INVESTMENT GROUP LLC ADDRESS: 17901 SW 66 STREET FOLIO: 5140 06 15 0020 VIOLATION(S):  1). CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMIT	<b>STATUS:</b> GIVEN UNTIL DECEMBER 19, 2014 TO CORRECT  <b>STIPULATED AGREEMENT ACCEPTED TO COMPLY BY APRIL 6, 2015 OR A FINE OF \$150.00 PER DAY UNTIL CORRECTED. RETURN TO THE APRIL 7, 2015 HEARING DATE</b>



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<b>3.3</b>	<b>CASE 2015 - 004</b>	OWNER(S): SCHAVON, NEVRA L C & SHIAVON, DONALD E ADDRESS: 14430 SUNSET LANE FOLIO: 5140 03 01 0280 VIOLATION(S):  1). FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN	<b>STATUS:</b> GIVEN UNTIL FEBRUARY 6, 2015 TO CORRECT  <b>FOUND IN VIOLATION,  GIVEN 10 DAYS TO  CORRECT OR A FINE OF  \$250.00 PER DAY AND  \$150.00 ADMINISTRATIVE  FEE. AUTHORIZATION TO  ABATE VIOLATION.</b>
<b>3.4</b>	<b>CASE 2015 – 007</b>	OWNER(S): GOMEZ, MARCOS B ADDRESS: V LOT N OF 7120 SW 173 WAY FOLIO: 5140 06 04 0070 VIOLATION(S):  1). FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN	<b>STATUS:</b> GIVEN UNTIL FEBRUARY 6, 2015 TO COMPLY  <b>COMPLIED PRIOR TO  HEARING</b>

**4. CITATIONS**

**5.**

<b>4.1</b>	<b>CASE 2014C- 141</b>	OWNER(S): 750 ESTATES INC ADDRESS: 6125 STALLION WAY FOLIO: 5140 02 13 0020 VIOLATION(S):  1). BULK OUT ON A NON PERMITTED DATE PER CODE	<b>STATUS:</b> CITATION 12900 ISSUED ON 02/13/15  <b>IMPOSED PENALTY OF  \$500.00 AND  ADMINISTRATIVE FEE OF  \$150.00</b>
<b>4.2</b>	<b>CASE 2014C- 231</b>	OWNER(S): NORTH, CY ADDRESS: 5121 THOROUGHbred LANE FOLIO: 5040 34 00 0030 VIOLATION(S):  1). BULK OUT ON A NON PERMITTED DATE PER CODE	<b>STATUS:</b> CITATION 12899 ISSUED ON 02/13/14  <b>IMPOSED PENALTY IN THE  MOUNT OF \$500.00 AND  ADMINISTRATIVE FEE OF</b>

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<b>4.3</b>	<b>CASE 2015C-021</b>	OWNER(S): MVR ADDRESS: 4901 SW 178 AVE FOLIO: 5040 31 01 0174 VIOLATION(S):  1). BULK OUT ON A NON PERMITTED DATE PER CODE	<b>\$150.00</b>  <b>STATUS:</b> CITATION 12888 ISSUED ON 01/26/15  <b>PAYMENT OF \$500.00 RECEIVED PRIOR TO THE HEARING</b>
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**5. FORECLOSURE AUTHORIZATION**

<b>5.1</b>	<b>CASE 2009-246</b>	OWNER(S): VILLANUEVA, CARLOS E & IRENE ADDRESS: 7120 SW 173 WAY FOLIO: 5140 06 04 0310 VIOLATION(S):  1). PROPERTY AND/OR SWALE ARE OVERGROWN 2). PROPERTY HAS DEBRIS 3). BEES FROM BEE HIVE BECOMING A NUISANCE	<b>STATUS:</b> FORECLOSURE NOTICE ISSUED ON FEBRUARY 4. 2015  <b>FORECLOSURE ORDER AUTHORIZED FOR THE AMOUNT OF \$54,574.00</b>
<b>5.2</b>	<b>CASE 2012-353</b>	OWNER(S): SPACE COAST CREDIT UNION ADDRESS: 5821 SW 188 AVE FOLIO: 5039 36 05 0010 VIOLATION(S):  1). OVERGROWN PROPERTY FRONT AND REAR 2). JUNK TRUCK ON SOUTH SIDE OF PROPERTY	<b>STATUS:</b> FORECLOSURE NOTICE ISSUED ON FEBRUARY 5. 2015  <b>FORECLOSURE ORDER AUTHORIZED FOR THE AMOUNT OF \$73,178.39</b>
<b>5.3</b>	<b>CASE 2013-320</b>	OWNER(S): PERDOMO, MERCEDES M ADDRESS: 6901 HOLATEE TRAIL FOLIO: 5140 03 01 0408 VIOLATION(S):  1). FAILURE TO MAINTIAN PROPERTY FROM BECOMING OVERGROWN	<b>STATUS:</b> FORECLOSURE NOTICE ISSUED ON FEBRUARY 5, 2015  <b>FORECLOSURE ORDER AUTHORIZED FOR THE AMOUNT OF \$3,575.00</b>



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<b>5.4</b>	<b>CASE 2013-563</b>	OWNER(S): ERICKSON, ERIC D & MARIA C ADDRESS: 18291 SW 50 STREET FOLIO: 5040 30 00 0062 VIOLATION(S):  1). FAILURE TO MAINTIAN PROPERTY FROM BECOMING OVERGROWN	<b>STATUS:</b> FORECLOSURE NOTICE ISSUED ON FEBRUARY 4, 2015  <b>FORECLOSURE ORDER AUTHORIZED FOR THE AMOUNT OF \$90,000.00</b>
<b>5.5</b>	<b>CASE 2014-098</b>	OWNER(S): PERDOMO, MERCEDES M ADDRESS: 6901 HOLATEE TRAIL FOLIO: 5140 03 01 0408 VIOLATION(S):  1). FAILURE TO MAINTIAN PROPERTY FROM BECOMING OVERGROWN	<b>STATUS:</b> FORECLOSURE NOTICE ISSUED ON FEBRUARY 5, 2015  <b>FORECLOSURE ORDER AUTHORIZED FOR THE AMOUNT OF \$1,950.00</b>
<b>5.6</b>	<b>CASE 2014-505</b>	OWNER(S): PERDOMO, MERCEDES M ADDRESS: 6901 HOLATEE TRAIL FOLIO: 5140 03 01 0408 VIOLATION(S):  1). FAILURE TO MAINTIAN PROPERTY FROM BECOMING OVERGROWN	<b>STATUS:</b> FORECLOSURE NOTICE ISSUED ON FEBRUARY 5, 2015  <b>FORECLOSURE ORDER AUTHORIZED FOR THE AMOUNT OF \$49,400.00</b>
<b>5.7</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 MAINTIAN PROPERTY FROM BECOMING OVERGROWN	<b>STATUS:</b> FORECLOSURE NOTICE ISSUED ON FEBRUARY 4, 2015  <b>FORECLOSURE ORDER AUTHORIZED FOR THE AMOUNT OF \$11,250.00</b>

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**6. DAVIE COMMERCIAL MOTOR VEHICLE CITATIONS**

<b>6.1</b>	<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.

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).