

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  
APRIL 7, 2015  
9:00 A.M.**

**1. CALL SESSION TO ORDER**

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

2.1	<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 2, 2015 FOR CORRECTION.  <b>CORRECTION PRIOR TO THE HEARING</b>
2.2	<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 FEBRUARY 2, 2015 FOR CORRECTION.  <b>AMENDED ORDER TO COMPLY BY APRIL 6, 2015 OR A FINE OF \$250.00 PER DAY UNTIL CORRECTION.</b>
2.3	<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/FILLING WITHOUT A PERMIT	<b>STATUS:</b> GIVEN UNTIL FEBRUARY 2, 2015 FOR CORRECTION.  <b>AMENDED ORDER TO COMPLY BY APRIL 6, 2015 OR A FINE OF \$250.00 PER DAY UNTIL CORRECTION.</b>
2.4	<b>CASE 2014 - 692</b>	OWNER(S): MISSION & SERVICES INC ADDRESS: 6751 SW 185 WAY FOLIO: 5139 01 01 0343 VIOLATION(S):  1). PARKING VEHICLES NOT REGISTERED TO PROPERTY OVERNIGHT 2). PARKING ON GRASS DOES NOT COMPLY WITH OFF-STREET PARKING REQUIREMENTS	<b>STATUS:</b> GIVEN UNTIL FEBRUARY 2, 2015 FOR CORRECTION.

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<b>2.5</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/FILLING WITHOUT A PERMIT	<b>STATUS:</b> GIVEN UNTIL APRIL 6, 2015 FOR CORRECTION.  <b>CORRECTION PRIOR TO  THE HEARING DATE</b>
<b>2.6</b>	<b>CASE 2015 - 004</b>	OWNER(S): SCHIAVON, NEVRA L C & SHIAVON, DONALD E ADDRESS: 14430 SUNSET LANE FOLIO: 5140 03 01 0280 VIOLATION(S):  1). OVERGROWN PROPERTY	<b>STATUS:</b> GIVEN UNTIL MARCH 14, 2015 FOR CORRECTION.  <b>CORRECTION PRIOR TO  THE HEARING DATE</b>

**3. REPEAT VIOLATIONS**

<b>3.1</b>	<b>CASE</b>	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	<b>STATUS:</b>
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**4. NEW CASES**

<b>4.1</b>	<b>CASE 2015 - 041</b>	OWNER(S): KUMAR, RANA & AMEETA ADDRESS: 14320 MUSTANG TRAIL FOLIO: 5140 03 01 0396 VIOLATION(S):  1). WORK BEING DONE WITHOUT A PERMIT	<b>STATUS:</b> GIVEN UNTIL FEBRUARY 19, 2015 FOR CORRECTION.  <b>CORRECTION PRIOR TO THE  HEARING DATE</b>
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<b>4.2</b>	<b>CASE 2015 - 085</b>	OWNER(S): ZORMA BROWARD PF 23 ADDRESS: 5775 SW 130 AVE FOLIO: 5040 35 09 0010 VIOLATION(S):  1). ALLOWING FARM OPERATION TO BECOME A NUISANCE. IMPROPER STORAGE OF MANURE ON PROPERTY	<b>STATUS:</b> GIVEN UNTIL APRIL 6, 2015 FOR CORRECTION.
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**5. CITATIONS**

<b>5.1</b>	<b>CASE 2014C - 231</b>	OWNER(S): NORTH, CINDY ADDRESS: 5121 THOROUGHbred LANE FOLIO: 5040 34 00 0030 VIOLATION(S):  1). BULK	<b>STATUS:</b> <b>REHEARING SCHEDULED  FOR THIS DATE</b>
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**6. FORECLOSURE AUTHORIZATIONS**

<b>6.1</b>	<b>CASE 2008 - 244</b>	OWNER(S): ARANA, HECTOR LUIS ADDRESS: V LOT ACROSS 4810 SW 198 TERRACE FOLIO: 5040 32 05 0150 VIOLATION(S):  1). FILL NO PERMIT	<b>STATUS:</b> FORECLOSURE NOTICE ISSUED ON 03/09/15  <b>AMOUNT OF \$49,800.00 DUE  TO THE TOWN OF  SOUTHWEST RANCHES</b>
<b>6.2</b>	<b>CASE 2009 - 610</b>	OWNER(S): PERDOMO, MERCEDES M ADDRESS: 6901 HOLATEE TRAIL FOLIO: 5140 03 01 0408 VIOLATION(S):  1). OVERGROWN PROPERTY	<b>STATUS:</b> FORECLOSURE NOTICE ISSUED ON 03/09/15  <b>AMOUNT OF \$2,800.00 DUE  TO THE TOWN OF  SOUTHWEST RANCHES</b>

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<b>6.3</b>	<b>CASE 2010C - 517</b>	OWNER(S): AMADOR, YIZEL H/E MARTIN, CARLOS A ADDRESS: 5150 SW 192 TERRACE FOLIO: 5039 36 11 0100 VIOLATION(S):  1). BULK	<b>STATUS:</b> FORECLOSURE NOTICE ISSUED ON 03/09/15  <b>PAYMENT PRIOR TO THE HEARING</b>
<b>6.4</b>	<b>CASE 2011 - 648</b>	OWNER(S): BANK OF NEW YORK MELLON TRSTEE ADDRESS: 4630 SW 134 AVE FOLIO: 5040 26 05 0020 VIOLATION(S):  1). OVERGROWN PROPERTY	<b>STATUS:</b> FORECLOSURE NOTICE ISSUED ON 03/09/15  <b>AMOUNT OF \$50,650.00 DUE TO THE TOWN OF SOUTHWEST RANCHES</b>
<b>6.5</b>	<b>CASE 2012 - 227</b>	OWNER(S): ARANA, HECTOR LUIS ADDRESS: V LOT ACROSS 4810 SW 198 TERRACE FOLIO: 5040 32 05 0150 VIOLATION(S):  1). FILL NO PERMIT	<b>STATUS:</b> FORECLOSURE NOTICE ISSUED ON 03/09/15  <b>AMOUNT OF \$3,100.00 DUE TO THE TOWN OF SOUTHWEST RANCHES</b>
<b>6.6</b>	<b>CASE 2012 - 480</b>	OWNER(S): MANTEL, DEBRA ADDRESS: 5730 SW 166 AVE FOLIO: 5040 32 05 0150 VIOLATION(S):  1). FAILURE TO OBTAIN A CERTIFICATE OF USE FOR STORAGE AND REPAIR OF VEHICLES ON SITE	<b>STATUS:</b> FORECLOSURE NOTICE ISSUED ON 03/09/15  <b>AMOUNT OF \$94,528.39 DUE TO THE TOWN OF SOUTHWEST RANCHES</b>
<b>6.7</b>	<b>CASE 2013 - 226</b>	OWNER(S): BANK OF NEW YORK MELLON TRSTEE ADDRESS: 4831 SW 201 TERRACE FOLIO: 5039 35 05 0310 VIOLATION(S):  1). OVERGROWN PROPERTY	<b>STATUS:</b> FORECLOSURE NOTICE ISSUED ON 03/13/15  <b>AMOUNT OF \$102,310.00 DUE TO THE TOWN OF SOUTHWEST RANCHES</b>

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<b>6.8</b>	<b>CASE 2014 - 097</b>	OWNER(S): CLAIRVIEW HOMES INC ADDRESS: 13601 BELLA RANCH LANE FOLIO: 5040 26 13 0011 VIOLATION(S):  1). OVERGROWN PROPERTY	<b>STATUS:</b> FORECLOSURE NOTICE ISSUED ON 03/09/15  <b>AMOUNT OF \$7,050.00 DUE  TO THE TOWN OF  SOUTHWEST RANCHES</b>
<b>6.9</b>	<b>CASE 2014C - 186</b>	OWNER(S): PETERSON, DOUGLAS G & TAMARA ADDRESS: 19000 SW 54 PL FOLIO: 5039 36 10 0340 VIOLATION(S):  1). BULK	<b>STATUS:</b> FORECLOSURE NOTICE ISSUED ON 03/09/15  <b>AMOUNT OF \$650.00 DUE TO  THE TOWN OF SOUTHWEST  RANCHES</b>
<b>6.10</b>	<b>CASE 2014 - 204</b>	OWNER(S): GAVRILOUI, LUCIAN & SILVA ADDRESS: 14481 LAKE LANE FOLIO: 5040 27 01 0238 VIOLATION(S):  1). OVERGROWN PROPERTY	<b>STATUS:</b> FORECLOSURE NOTICE ISSUED ON 03/09/15  <b>PAYMENT OF LIEN PRIOR TO  THE HEARING</b>
<b>6.11</b>	<b>CASE 2014 - 205</b>	OWNER(S): GAVRILOUI, LUCIAN & SILVA ADDRESS: 14481 LAKE LANE FOLIO: 5040 27 01 0238 VIOLATION(S):  1). OVERGROWN PROPERTY	<b>STATUS:</b> FORECLOSURE NOTICE ISSUED ON 03/09/15  <b>PAYMENT OF LIEN PRIOR TO  THE HEARING</b>
<b>6.12</b>	<b>CASE 2014C - 301</b>	OWNER(S): AMADOR, YIZEL H/E MARTIN, CARLOS A ADDRESS: 5150 SW 192 TERRACE FOLIO: 5039 36 11 0100 VIOLATION(S):  1). BULK	<b>STATUS:</b> FORECLOSURE NOTICE ISSUED ON 03/09/15  <b>PAYMENT PRIOR TO THE  HEARING</b>

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<b>6.13</b>	<b>CASE 2014 - 506</b>	OWNER(S): BANK OF NEW YORK MELLON TRSTEE ADDRESS: 4831 SW 201 TERRACE FOLIO: 5039 35 05 0310 VIOLATION(S):  1). OVERGROWN PROPERTY	<b>STATUS:</b> FORECLOSURE NOTICE ISSUED ON 03/13/15  <b>AMOUNT OF \$35,000.00 DUE          TO THE TOWN OF          SOUTHWEST RANCHES</b>
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**7. LIEN MITIGATION REQUESTS**

<b>7.1</b>	<b>CASE 2012 - 480</b>	OWNER(S): MANTEL, DEBRA ADDRESS: 5730 SW 166 AVE FOLIO: 5040 32 05 0150 VIOLATION(S):  1). FAILURE TO OBTAIN A CERTIFICATE OF USE FOR STORAGE AND REPAIR OR VEHICLES ON SITE	<b>STATUS:</b> FORECLOSURE NOTICE ISSUED ON 03/09/15  <b>AMOUNT OF \$94,528.39          DUE TO THE TOWN OF          SOUTHWEST RANCHES</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).