

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

MINUTES

1. CALL SESSION TO ORDER

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

2.1	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 14, 2014 FOR CORRECTION CORRECTION PRIOR TO THE HEARING
2.2	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/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	STATUS: GIVEN UNTIL FEBRUARY 2, 2015 FOR CORRECTION ORDER AMENDED TO COMPLY BY MAY 4, 2015. IF NOT IN COMPLIANCE TO APPEAR AT THE MAY 5, 2015 HEARING
2.3	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/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	STATUS: GIVEN UNTIL FEBRUARY 2, 2015 FOR CORRECTION ORDER AMENDED TO COMPLY BY MAY 4, 2015. IF NOT IN COMPLIANCE TO APPEAR AT THE MAY 5, 2015 HEARING
2.4	CASE 2014 - 692	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	STATUS: GIVEN UNTIL FEBRUARY 2, 2015 FOR CORRECTION FOUND IN VIOLATION, FINE OF \$100.00 IMPOSED FOR THE VIOLATION

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		2). PARKING ON GRASS DOES NOT COMPLY WITH OFF-STREET PARKING REQUIREMENTS	
2.5	CASE 2014 - 713	OWNER(S): GALAXY INVESTMENT GROUP LLC ADDRESS: 17901 SW 66 STREET FOLIO: 5140 06 15 0020 VIOLATION(S): 1). CLEARING/FILLING WITHOUT A PERMIT	STATUS: GIVEN UNTIL APRIL 6, 2015 FOR CORRECTION CORRECTION PRIOR TO HEARING
2.6	CASE 2015 - 004	OWNER(S): SCHIAVON, NEVRA L C & SHIAVON, DONALD E ADDRESS: 14430 SUNSET LANE FOLIO: 5140 03 01 0280 VIOLATION(S): 1). OVERGROWN PROPERTY	STATUS: GIVEN UNTIL MARCH 14, 2015 FOR CORRECTION CORRECTION PRIOR TO HEARING

3. REPEAT VIOLATIONS

3.1	CASE	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	STATUS:
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4. NEW CASES

4.1	CASE 2015 - 041	OWNER(S): KUMAR, RANA & AMEETA ADDRESS: 6125 STALLION WAY FOLIO: 5140 02 13 0020 VIOLATION(S): 1). BULK OUT ON A NON PERMITTED DATE PER CODE	STATUS:GIVEN UNTIL FEBRUARY 19, 2015 FOR CORRECTION CORRECTION PRIOR TO HEARING
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4.2	CASE 2015 085	-	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	STATUS: GIVEN UNTIL APRIL 6, 2015 FOR CORRECTION FOUND IN VIOLATION GIVEN 10 DAYS IF NOT IN COMPLIANCE OR A FINE OF \$100.00 COME BACK TO THE MAY 5, 2015 HEARING IF NOT IN COMPLIANCE
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5. CITATIONS

5.1	CASE 2014C 231	-	OWNER(S): NORTH, CINDY ADDRESS: 5121 THOROUGHBRED LANE FOLIO: 5040 34 00 0030 VIOLATION(S): 1). BULK OUT ON A NON PERMITTED DATE PER CODE	STATUS: REHEARING SCHEDULED FOR THIS DATE FOUND IN VIOLATION IMPOSED \$500.00 FINE NO ADMINISTRATIVE FEE
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6. FORECLOSURE AUTHORIZATIONS

6.1	CASE 2008 244	-	OWNER(S): ARANA, HECTOR LUIS ADDRESS: V LOT ACROSS 4810 SW 198 TERRACE FOLIO: 5040 32 05 0150 VIOLATION(S): 1). FILL NO PERMIT	STATUS: FORECLOSURE NOTICE ISSUED ON 03/09/15 FORECLOSURE ORDER AUTHORIZED FOR THE AMOUNT OF \$48,600.00 A REDUCTION UNDER THE ALLOWANCE OF THE COUNCIL RESOLUTION
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6.2	CASE 2009 610	- OWNER(S): PERDOMO, MERCEDES M ADDRESS: 6901 HOLATEE TRAIL FOLIO: 5140 03 01 0408 VIOLATION(S): 1). OVERGROWN PROPERTY	STATUS: FORECLOSURE NOTICE ISSUED ON 03/09/15 FORECLOSURE ORDER AUTHORIZED FOR THE AMOUNT OF \$2,800.00
6.3	CASE 2010C- 517	- OWNER(S): AMADOR, YIZEL H/E MARTIN, CARLOS A ADDRESS: 5150 SW 192 TERRACE FOLIO: 5039 36 11 0100 VIOLATION(S): 1). BULK	STATUS: FORECLOSURE NOTICE ISSUED ON 03/09/15 PAYMENT PRIOR TO THE HEARING
6.4	CASE 2011 648	- OWNER(S): BANK OF NEW YORK MELLON TRSTEE ADDRESS: 4630 SW 134 AVE FOLIO: 5040 26 05 0020 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY FROM BECOMING OVERGROWN	STATUS: FORECLOSURE NOTICE ISSUED ON 03/09/15 FORECLOSURE ORDER AUTHORIZED FOR THE AMOUNT OF \$50,650.00
6.5	CASE 2012 227	- OWNER(S): ARANA HECTOR LUIS ADDRESS: V LOT ACROSS 4810 SW 198 TERRACE FOLIO: 5040 32 05 0150 VIOLATION(S): 1). FILL NO PERMIT	STATUS: FORECLOSURE NOTICE ISSUED ON 03/09/15 FORECLOSURE ORDER AUTHORIZED FOR THE AMOUNT OF \$3,100.00
6.6	CASE 2012 480	- OWNER(S): MANTEL, DEBRA ADDRESS: 5720 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	STATUS: FORECLOSURE NOTICE ISSUED ON 03/09/15 FORECLOSURE ORDER AUTHORIZED FOR THE AMOUNT OF \$66,328.29

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			REDUCTION FROM ORIGINAL AMOUNT BY SPECIAL MAGISTRATE UNDER THE GUIDANCE OF APPROVED RESOLUTION BY COUNCIL. PAYMENT TO BE MADE IN 180 DAYS OR BY SEPTEMBER 1, 2015 OR ORIGINAL AMOUNT OF \$94,528.39 BECOMES VALID
6.7	CASE 2013 226	<p>OWNER(S): BANK OF NEW YORK MELLON TRSTEE ADDRESS: 4831 SW 201 TERRACE FOLIO: 5039 35 05 0310 VIOLATION(S):</p> <p>1). FAILURE TO MAINTAIN PROPERTY FROM BECOMING OVERGROWN</p>	<p>STATUS: FORECLOSURE NOTICE ISSUED ON 03/09/15</p> <p>CASE WITHDRAWN BY THE TOWN OF SOUTHWEST RANCHES</p>
6.8	CASE 2014 097	<p>OWNER(S): CLAIRVIEW, HOMES INC ADDRESS: 13601 BELLA RANCH LANE FOLIO: 5040 26 13 0011 VIOLATION(S):</p> <p>1). FAILURE TO MAINTAIN PROPERTY FROM BECOMING OVERGROWN</p>	<p>STATUS: FORECLOSURE NOTICE ISSUED ON 03/09/15</p> <p>FORECLOSURE ORDER AUTHORIZED FOR THE AMOUNT OF \$7,050.00</p>
6.9	CASE 2014C 186	<p>OWNER(S): PETERSON, DOUGLAS G & TAMARA ADDRESS: 19000 SW 54 PL FOLIO: 5039 36 10 0340 VIOLATION(S):</p> <p>1). BULK</p>	<p>STATUS: FORECLOSURE NOTICE ISSUED ON 03/09/15</p> <p>PAYMENT OF AMOUNT AFTER THE HEARING</p>

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6.10	CASE 2014 204	- OWNER(S): GAVRILOUI, LUCIAN & SILVA ADDRESS: 14481 LAKE LANE FOLIO: 5040 27 01 0238 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY FROM BECOMING OVERGROWN	STATUS: FORECLOSURE NOTICE ISSUED ON 03/09/15 PAYMENT OF LIEN PRIOR TO THE HEARING
6.11	CASE 2014 204	- OWNER(S): GAVRILOUI, LUCIAN & SILVA ADDRESS: 14481 LAKE LANE FOLIO: 5040 27 01 0238 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY FROM BECOMING OVERGROWN	STATUS: FORECLOSURE NOTICE ISSUED ON 03/09/15 PAYMENT OF LIEN PRIOR TO THE HEARING
6.12	CASE 2014C 301	- OWNER(S): AMADOR, YIZEL H/E MARTIN, CARLOS A ADDRESS: 5150 SW 192 TERRACE FOLIO: 5039 36 11 0100 VIOLATION(S): 1). BULK	STATUS: FORECLOSURE NOTICE ISSUED ON 03/09/15 PAYMENT OF LIEN PRIOR TO THE HEARING
6.13	CASE 2014 506	- OWNER(S): BANK OF NEW YORK MELLON TRSTEE ADDRESS: 4831 SW 201 TERRACE FOLIO: 5039 35 05 0310 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY FROM BECOMING OVERGROWN	STATUS: FORECLOSURE NOTICE ISSUED ON 03/09/15 CASE CONTINUED TO MAY 5, 2015 BY SPECIAL MAGISTRATE.

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7. DAVIE COMMERCIAL MOTOR VEHICLE CITATIONS

6.1	CASE	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	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).