

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
SEPTEMBER 1, 2015
9:00 A.M.**

MINUTES

1. CALL SESSION TO ORDER

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

2.1	CASE 2015 - 040	OWNER(S): TARAZONA, MARCO AURELIO JR ADDRESS: 5940 SW 198 TERRACE FOLIO: 5039 35 07 0010 VIOLATION(S): 1). WORK DONE WITHOUT A PERMIT (FENCE AND GATES ON THE FRONT OF THE PROPERTY AND DRIVEWAYS). 2). INSTALLATION OF TREES (PALM TREES) ON THE RIGHT OF WAY (DISMISSED)	STATUS: CONTINUED FROM 07/07/15 TO 08/04/15 CONTINUANCE GRANTED TO THE OCTOBER 6, 2015 HEARING DATE.
2.2	CASE 2015 - 054	OWNER(S): SOUTHWEST RANCHES INVESTMENTS LLC ADDRESS: 6021 SW 185 WAY FOLIO: 5139 01 01 0087 VIOLATION(S): 1). FAILURE TO OBTAIN CERTIFICATE OF USE FOR THE PARKING AND RENTAL OF SPACES FOR VEHICLES. 2). STORAGE OF VEHICLES AND EQUIPMENT ON PROPERTY NOT REGISTERED TO PROPERTY	STATUS: GIVEN UNTIL AUGUST 3, 2015 FOR CORRECTION FOUND IN VIOLATION IMPOSITION OF FINE OF \$100.00 PER DAY FROM AUGUST 4, 2015
2.3	CASE 2015 - 250	OWNER(S): THOMAS, MARJORIE BROWN ADDRESS: V LOT ACROSS 16580 SW 62 STREET FOLIO: 5140 05 01 0175 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY FROM BECOMING OVERGROWN TO INCLUDE RIGHT OF WAY	STATUS: GIVEN UNTIL JUNE 22, 2015 FOR CORRECTION FOUND IN VIOLATION IMPOSITION OF FINE OF \$250.00 PER DAY FROM AUGUST 8, 2015. AUTHORIZATION TO ABATE VIOLATION

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2.4	CASE 2015 - 251	OWNER(S): LA ILUSION PROP INVESTMENT LLC ADDRESS: V LOT SW CORNER OF 166 AVE AND STIRLING ROAD FOLIO: 5140 05 01 0026 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY FROM BECOMING OVERGROWN TO INCLUDE RIGHT OF WAY	STATUS: GIVEN UNTIL JUNE 22, 2015 FOR CORRECTION FOUND IN VIOLATION IMPOSITION OF FINE OF \$250.00 PER DAY FROM AUGUST 8, 2015. AUTHORIZATION TO ABATE THE VIOLATION
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3. REPEAT VIOLATIONS

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

4.1	CASE 2014 465	OWNER(S): SANCLEMENTE, SERGIO & MARIA P ADDRESS: V LOT SW CORNER OF 190 AVE AND 57 CT FOLIO: 5039 36 12 0020 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY FROM BEING OVERGROWN TO INCLUDE RIGHT OF WAY.	STATUS: GIVEN UNTIL JULY 28, 2014 FOR CORRECTION CORRECTION PRIOR TO THE HEARING
4.2	CASE 2014 466	OWNER(S): KON, DENIS & ABIGAIL ADDRESS: V LOT BEHIND 5701 SW 188 AVE FOLIO: 5039 36 10 0480 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY FROM BEING OVERGROWN TO INCLUDE RIGHT OF WAY.	STATUS: GIVEN UNTIL JUNE 28, 2015 FOR CORRECTION CORRECTION PRIOR TO THE HEARING

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4.3	CASE 2014 489	- OWNER(S): MENDEZ, DENISE ALEJANDRA ADDRESS: 5795 SW 130 AVE FOLIO: 5040 35 09 0030 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY FROM BEING OVERGROWN TO INCLUDE RIGHT OF WAY	STATUS: GIVEN UNTIL APRIL 30, 2015 FOR CORRECTION CORRECTION PRIOR TO THE HEARING
4.4	CASE 2015 039	- OWNER(S): LINARES, DAYMI MARGARITA ADDRESS: V LOT W OF 17850 SW 70 PL FOLIO: 5140 06 03 0072 VIOLATION(S): 1). WORK DONE WITHOUT A PERMIT (INSTALLATION OF CANOPY). 2). REMOVAL OF TREES ON THE PROPERTY WITHOUT A PERMIT. 3). STORAGE OF CONSTRUCTION EQUIPMENT NO ACTIVE PERMIT ON SITE.	STATUS: GIVEN UNTIL MAY 18, 2015 FOR CORRECTION CORRECTION PRIOR TO THE HEARING
4.5	CASE 2015 050	- OWNER(S): DULAM FARMS LLC ADDRESS: V LOT N OF 6701 SW 166 AVE FOLIO: 5140 05 30 0020 VIOLATION(S): 1). CLEARING/GRADING/FILLING BEING DONE WITHOUT A PERMIT	STATUS: GIVEN UNTIL MARCH 3, 2015 FOR CORRECTION ADMITTED VIOLATION GIVEN 60 DAYS OR UNTIL NOVEMBER 2, 2015 TO COMPLY OR A FINE OF \$150.00 PER DAY NO ADMINISTRATIVE COST. TO APPEAR AT THE NOVEMBER 3, 2015 IF NOT IN COMPLIANCE
4.6	CASE 2015 051	- OWNER(S): DULAM FARMS LLC ADDRESS: V LOT S OF 16600 SW 64 STREET FOLIO: 5140 05 30 0150 VIOLATION(S):	STATUS: GIVEN UNTIL MARCH 3, 2015 FOR CORRECTION ADMITTED VIOLATION

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		1). CLEARING/GRADING/FILLING BEING DONE WITHOUT A PERMIT	GIVEN 60 DAYS OR UNTIL NOVEMBER 2, 2015 TO COMPLY OR A FINE OF \$150.00 PER DAY NO ADMINISTRATIVE COST. TO APPEAR AT THE NOVEMBER 3, 2015 HEARING IF NOT IN COMPLIANCE
4.7	CASE 2015 122	OWNER(S): STEARNS, JOSEPH & PAMELA ADDRESS: 19000 SW 51 MANOR FOLIO: 5039 36 10 0180 VIOLATION(S): 1). FILLING BEING DONE WITHOUT APPROVAL AND PERMITS. FILLED IN DRAINAGE EASEMENT	STATUS: GIVEN UNTIL MAY 15, 2015 FOR CORRECTION CORRECTION PRIOR TO THE HEARING
4.8	CASE 2015 167	OWNER(S): SALCEDO, JOSE ADDRESS: 5500 SW 136 AVE FOLIO: 5040 35 01 0043 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY TO WIT: HEDGES IN DISREPAIR, FICUS INFECTED WITH WHITE FLY 2). HEDGES ABOVE MAXIMUM HEIGHT OF 8 FEET REQUIRED	STATUS: GIVEN UNTIL MAY 10, 2015 FOR CORRECTION CORRECTION PRIOR TO THE HEARING
4.9	CASE 2015 186	OWNER(S): DUKE, TERRELL W JR & MICHELLE ADDRESS: V LOT N OF 5701 SW 136 AVE FOLIO: 5040 34 01 0111 VIOLATION(S): 1). PLANTING TREES ON THE RIGHT OF WAY WITHOUT APPROVAL OR PERMIT	STATUS: GIVEN UNTIL JUNE 23, 2015 FOR CORRECTION CONTINUANCE GRANTED TO OCTOBER 6, 2015

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4.10	CASE 2015 196	- OWNER(S): RIVAS, VICTOR HUGO PADILLA ADDRESS: 14101 LURAY ROAD FOLIO: 5140 03 01 0190 VIOLATION(S): 1). CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMITS 2). SPECIAL EVENTS HELD AT PROPERTY WITHOUT A SPECIAL EVENT PERMIT (CORRECTED) 3). FAILURE TO MAINTAIN PROPERTY, TO WIT: DUST FROM RIDING RINK BECOMING A NUISANCE (CORRECTED) 4). VIOLATION OF CERTIFICATE OF USE AGREEMENT TO WIT: HOME OFFICE ONLY (CORRECTED)	STATUS: GIVEN UNTIL MAY 29, 2015 FOR CORRECTION FOUND IN VIOLATION. TO SUBMIT STIPULATION
4.11	CASE 2015 212	- OWNER(S): REGO, ALFREDO REGO, MOLLY ADDRESS: 17900 SW 63 MANOR FOLIO: 5140 06 08 0030 VIOLATION(S): 1). CLEARING/GRADING/FILLING DONE WITHOUT APPROVAL AND PERMITS	STATUS: GIVEN UNTIL JUNE 18, 2015 FOR CORRECTION FOUND IN VIOLATION, GIVEN 30 DAYS OR UNTIL OCTOBER 5, 2015 TO CORRECT OR A FINE OF \$150.00 PER DAY. NO ADMINISTRATIVE FEE.
4.12	CASE 2015 212	- OWNER(S): RIVAS, VICTOR HUGO PADILLA ADDRESS: 14101 LURAY ROAD FOLIO: 5140 03 01 0190 VIOLATION(S): 1). WORK WITHOUT A PERMIT, TO WIT: TRAILER CONVERTED INTO AN OFFICE WITHOUT A PERMIT. 2). MINIMUM PERVIOUS AREA REQUIRED OF 60 PERCENT NOT MET (DISMISSED)	STATUS: GIVEN UNTIL JUNE 18, 2015 FOR CORRECTION FOUND IN VIOLATION, GIVEN 30 DAYS OR UNTIL OCTOBER 5, 2015 TO CORRECT OR A FINE OF \$150.00 PER DAY. TO APPEAR AT THE OCTOBER 6, 2015 IF NOT IN

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			COMPLIANCE.
4.13	CASE 2015 259	<p>OWNER(S): GLATZ, GEORGE JOHN ADDRESS: 4800 SW 193 LANE FOLIO: 5039 36 06 0160 VIOLATION(S):</p> <p>1). FAILURE TO MAINTAIN PROPERTY, TREES OBSTRUCTING TRAFFIC GROWING ONTO THE RIGHT OF WAY</p>	<p>STATUS: GIVEN UNTIL JUNE 23, 2015 FOR CORRECTION</p> <p>CORRECTION PRIOR TO THE HEARING</p>
4.14	CASE 2015 274	<p>OWNER(S): CANGELOSI, KAREN ADDRESS: 7150 SW 178 AVE FOLIO: 5140 06 04 0030 VIOLATION(S):</p> <p>1). FILLING DONE WITHOUT A PERMIT</p>	<p>STATUS: GIVEN UNTIL JUNE 29, 2015 FOR CORRECTION</p> <p>FOUND IN VIOLATION, GIVEN 30 DAYS OR UNTIL OCTOBER 5, 2015 TO COMPLY OR A FINE OF \$100.00 PER DAY, NO ADMINISTRATIVE FEE. TO APPEAR AT THE OCTOBER 6, 2015 IF NOT IN COMPLIANCE</p>
4.15	CASE 2015 286	<p>OWNER(S): REINIG, MICHAEL R & ELLEN F ADDRESS: 4801 SW 195 TERRACE FOLIO: 5039 25 02 0096 VIOLATION(S):</p> <p>1). FAILURE TO OBTAIN A CERTIFICATE OF USE FOR THE PARKING AND RENTAL OF SPACES FOR VEHICLES. 2). STORAGE OF COMMERCIAL VEHICLES AND EQUIPMENT ON PROPERTY NOT REGISTERED TO PROPERTY AND IN EXCESS OF (1)</p>	<p>STATUS: GIVEN UNTIL JULY 1, 2015 FOR CORRECTION</p> <p>CORRECTION PRIOR TO THE HEARING</p>
4.16	CASE 2015 294	<p>OWNER(S): BOLANO, JAIME E & ROSALBA ADDRESS: 17060 SW 49 STREET FOLIO: 5040 32 02 0123</p>	<p>STATUS: GIVEN UNTIL AUGUST 31, 2015 FOR CORRECTION</p>

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		<p>VIOLATION(S):</p> <p>1). FAILURE TO MAINTAIN ANIMAL(S) WITHIN PROPERTY AND ALLOWING ANIMAL(S) TO CAUSE A NUISANCE TO WIT: ANIMAL(S) RUNNING LOOSE ATTACKING OTHER DOGS AND RESIDENTS.</p>	<p>FOUND IN VIOLATION. ORDER TO IMPOSE A FINE OF \$500.00 FOR ANY FUTURE OFFENCES. ADMINISTRATIVE FEE OF \$150.00</p>
4.17	CASE 2015 314	<p>OWNER(S): ADERMAN, DENNIS ADDRESS: V LOT E OF 4860 SW 193 LANE FOLIO: 5039 25 10 0020 VIOLATION(S):</p> <p>1). FILLING BEING DONE WITHOUT APPROVAL AND PERMITS.</p>	<p>STATUS: GIVEN UNTIL JULY 30, 2015 FOR CORRECTION</p> <p>FOUND IN VIOLATION GIVEN 30 DAYS OR UNTIL OCTOBER 5, 2015 TO CORRECT OR A FINE OF \$250.00 PER DAY. ADMINISTRATIVE FEE OF \$150.00. TO APPEAR AT THE OCTOBER 6, 2015 IF NOT IN COMPLIANCE.</p>
4.18	CASE 2015 315	<p>OWNER(S): CALVEIRO, MERCEDES ADDRESS: 6590 SW 185 WAY FOLIO: 5139 01 01 0323 VIOLATION(S):</p> <p>1). ASSEMBLY ALLOWING AUDIBLE NOISE BEYOND PERMITTABLE HOURS CAUSING A NUISANCE. 2). HOSTING PARTY WITHOUT A SPECIAL EVENT PERMIT.</p>	<p>STATUS: GIVEN UNTIL AUGUST 31, 2015 FOR CORRECTION</p> <p>FOUND IN VIOLATION GIVEN ORDER TO IMPOSE A FINE OF \$5,000.00 FOR ANY FUTURE EVENTS. NO ADMINISTRATIVE FEE</p>
4.19	CASE 2015 331	<p>OWNER(S): LUAL PROPERTY MANAGEMENT LLC ADDRESS: 7100 SW 185 WAY FOLIO: 5139 01 01 0493 VIOLATION(S):</p> <p>1). HEDGES EXCEEDING MAXIMUM HEIGHT REQUIREMENT OF 8 FEET ON THE SOUTH SIDE OF</p>	<p>STATUS: GIVEN UNTIL JULY 26, 2015 FOR CORRECTION</p> <p>CORRECTION PRIOR TO THE HEARING</p>

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		PROPERTY	
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5. CITATIONS

5.1	CASE 2015A - 100	OWNER(S): NEW TESTAMENT BAPTIST CHURCH INC ADDRESS: 13900 GRIFFIN ROAD FOLIO: 5040 27 03 0010 VIOLATION(S): 1). FALSE ALARM IN EXCESS OF TWO (2); 7 TH FALSE ALARM	STATUS: CIVIL VIOLATION 12891 ISSUED ON 07/09/15 FOUND IN VIOLATION, IMPOSED PENALTY OF \$250.00 AND ADMINISTRATIVE FEE OF \$150.00.
5.2	CASE 2015A - 100	OWNER(S): NEW TESTAMENT BAPTIST CHURCH INC ADDRESS: 13900 GRIFFIN ROAD FOLIO: 5040 27 03 0010 VIOLATION(S): 1). FALSE ALARM IN EXCESS OF TWO (2); 8 TH FALSE ALARM	STATUS: CIVIL VIOLATION 12895 ISSUED ON 08/07/15 FOUND IN VIOLATION, IMPOSED PENALTY OF \$250.00 AND ADMINISTRATIVE FEE OF \$150.00.
5.3	CASE 2015C - 268	OWNER(S): GOLDSTEIN, MITCHELL A & JACQUILINE ADDRESS: 5052 SW 160 AVE FOLIO: 5040 33 12 0040 VIOLATION(S): 1). BULK OUT ON A NON PERMITTED DATE AND NOT REMOVED AS REQUIRED	STATUS: CIVIL VIOLATION 12907 ISSUED ON 06/16/15 CASE DISMISSED

6. FORECLOSURE AUTHORIZATIONS

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6.1	CASE 2011C 196	-	OWNER(S): MILLER, RICHARD ADDRESS: 12850 SW 56 STREET FOLIO: 5040 35 01 0130 VIOLATION(S): 1). BULK ON A NON PERMITTED DATE	STATUS: NOTICE OF FORECLOSURE ISSUED ON 07/01/15 PAYMENT OF THE LIEN PRIOR TO THE HEARING
6.2	CASE 2011C 583	-	OWNER(S): LYN, DAMION A & FAUZIA B ADDRESS: 17002 W GRIFFIN ROAD FOLIO: 5040 29 01 0440 VIOLATION(S): 1). BULK ON A NON PERMITTED DATE	STATUS: NOTICE OF FORECLOSURE ISSUED ON 07/8/15 PAYMENT OF THE LIEN PRIOR TO THE HEARING
6.3	CASE 2013 707	-	OWNER(S): ORLANDO J SOWMA REV TR ADDRESS: V LOT W OF 18070 SW 70 PL FOLIO: 5140 06 03 0180 VIOLATION(S): 1). FILL WITHOUT A PERMIT 2). PROPERTY IS OVERGROWN	STATUS: NOTICE OF FORECLOSURE ISSUED ON 11/10/14 ORDER OF FORECLOSURE AUTHORIZED. AMOUNT OF LIEN REDUCED TO \$9,695.00 BY SPECIAL MAGISTRATE BASED ON THE GUIDANCE ADOPTED BY THE TOWN COUNCIL

7. LIEN MITIGATION REQUESTS

7.1	CASE		OWNER(S): ADDRESS: VIOLATION(S):	STATUS:
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8. DAVIE COMMERCIAL MOTOR VEHICLE CITATIONS

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8.1	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).