

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 2, 2014**  
**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 01 0020 VIOLATION(S):  1). OVERGROWN PROPERTY	<b>STATUS:</b> REPEAT VIOLATION – IN VIOLATION SINCE 02/04/14  <b>FOUND IN VIOLATION, FINE OF \$250.00 FROM 02/04/14 IMPOSED, REQUEST FOR ABATEMENT APPROVED</b>
2.2	<b>CASE 2013 - 509</b>	OWNER(S): DULAM FARMS LLC ADDRESS: V LOT S OF 16700 SW 64 STREET LOT 14 FOLIO: 5140 05 30 0140 VIOLATION(S):  1). OVERGROWN PROPERTY	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 1, 2014 TO CORRECT  <b>CORRECTION PRIOR TO THE REQUIRED DATE</b>
2.3	<b>CASE 2013 - 510</b>	OWNER(S): DULAM FARMS LLC ADDRESS: V LOT S OF 16790 SW 64 STREET LOT 13 FOLIO: 5140 05 30 0130 VIOLATION(S):  1). OVERGROWN PROPERTY	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 1, 2014 TO CORRECT  <b>CORRECTION PRIOR TO THE REQUIRED DATE</b>
2.4	<b>CASE 2013 - 511</b>	OWNER(S): DULAM FARMS LLC ADDRESS: V LOT S OF 16790 SW 64 STREET LOT 12 FOLIO: 5140 05 30 0120 VIOLATION(S):  1). OVERGROWN PROPERTY	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 1, 2014 TO CORRECT  <b>CORRECTION PRIOR TO THE REQUIRED DATE</b>

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2.5	<b>CASE 2013 - 512</b>	OWNER(S): DULAM FARMS LLC ADDRESS: V LOT S OF 16800 SW 64 STREET LOT 11 FOLIO: 5140 05 30 0110 VIOLATION(S):  1). OVERGROWN PROPERTY	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 1, 2014 TO CORRECT  <b>CORRECTION PRIOR TO THE REQUIRED DATE</b>
2.6	<b>CASE 2013 - 513</b>	OWNER(S): DULAM FARMS LLC ADDRESS: V LOT S OF 16800 SW 64 STREET LOT 10 FOLIO: 5140 05 30 0100 VIOLATION(S):  1). OVERGROWN PROPERTY	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 1, 2014 TO CORRECT  <b>CORRECTION PRIOR TO THE REQUIRED DATE</b>
2.7	<b>CASE 2013 - 514</b>	OWNER(S): DULAM FARMS LLC ADDRESS: V LOT S OF 16830 SW 64 STREET LOT 9 FOLIO: 5140 05 30 0090 VIOLATION(S):  1). OVERGROWN PROPERTY	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 1, 2014 TO CORRECT  <b>CORRECTION PRIOR TO THE REQUIRED DATE</b>
2.8	<b>CASE 2013 - 515</b>	OWNER(S): DULAM FARMS LLC ADDRESS: V LOT S OF 16600 SW 64 STREET LOT 15 FOLIO: 5140 05 30 0150 VIOLATION(S):  1). OVERGROWN PROPERTY	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 1, 2014 FOR CORRECTION  <b>AMEND ORDER TO CORRECT BY OCTOBER 6, 2014. IF NO CORRECTION TO APPEAR IN THE OCTOBER 7, 2014 HEARING</b>



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2.9	<b>CASE 2013 - 528</b>	OWNER(S): DULAM FARMS LLC ADDRESS: V LOT S OF 16600 SW 64 STREET LOT 16 FOLIO: 5140 05 30 0160 VIOLATION(S):  1). OVERGROWN PROPERTY	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 1, 2014 FOR CORRECTION  <b>AMEND ORDER TO CORRECT BY OCTOBER 6, 2014. IF NO CORRECTION TO APPEAR IN THE OCTOBER 7, 2014 HEARING</b>
2.10	<b>CASE 2013 - 531</b>	OWNER(S): DOOLING, KEYON & DOOLING NATASHA ADDRESS: V LOT S OF 5240 SW 130 AVE FOLIO: 5040 35 01 0185 VIOLATION(S):  1). OVERGROWN PROPERTY	<b>STATUS:</b> <b>REPEAT VIOLATION</b> – IN VIOLATION SINCE 01/18/2014  <b>FOUND IN VIOLATION, FINE OF \$250.00 FROM 01/18/14 IMPOSED, REQUEST FOR ABATEMENT APPROVED</b>
2.11	<b>CASE 2013 - 598</b>	OWNER(S): TARAZONA, MARCO AURELIO JR TARAZONA, NATALIE ANN ADDRESS: 19801 STIRLING ROAD FOLIO: 5039 35 07 0010 VIOLATION(S):  1). CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMITS. 2). WORK WITHOUT PERMITS (FENCE AND DRIVEWAY) <b>(CORRECTED)</b> 3). UNAUTHORIZED USE OF RIGHT-OF-WAY SWALE WITHOUT PERMITS <b>(CORRECTED)</b>	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 1, 2014 FOR CORRECTION  <b>AMEND ORDER TO CORRECT BY OCTOBER 6, 2014. IF NO CORRECTION TO APPEAR IN THE OCTOBER 7, 2014 HEARING</b>
2.12	<b>CASE 2013 - 668</b>	OWNER(S): JOANNE MANOL, JOANNE ATHENA MANIP ADDRESS: 16610 SW 52 PLACE FOLIO: 5040 32 08 0020 VIOLATION(S):  1). TREES INTERFERING WITH POWER LINES	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 1, 2014 FOR CORRECTION  <b>CORRECTION PRIOR TO THE HEARING</b>

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2.13	<b>CASE 2013 - 669</b>	OWNER(S): KEANE, PATRICK T & ELEANOR ANN M KEAN LIV TR ADDRESS: 16600 SW 52 PALCE FOLIO: 5040 32 08 0010 VIOLATION(S):  1). TREES INTERFERING WITH POWER LINES	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 1, 2014 FOR CORRECTION  <b>CORRECTION PRIOR TO THE HEARING</b>
2.14	<b>CASE 2014 - 189</b>	OWNER(S): FIOCCO, DAVID FIOCCO, DONNA LYNNE ADDRESS: 5400 HANCOCK ROAD FOLIO: 5040 34 01 0250 VIOLATION(S):  1). OVERGROWN PROPERTY	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 1, 2014 FOR CORRECTION  <b>CORRECTION PRIOR TO THE HEARING</b>
2.15	<b>CASE 2014 - 199</b>	OWNER(S): BEZZINA, THERESA ADDRESS: 5500 SW 130 AVE FOLIO: 5040 35 01 0023 VIOLATION(S):  1). CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	<b>STATUS:</b> GIVEN UNTIL AUGUST 4, 2014 FOR CORRECTION  <b>CORRECTION PRIOR TO THE HEARING</b>
2.16	<b>CASE 2014 - 505</b>	OWNER(S): PERDOMO, MERCEDES M ADDRESS: 6901 HOLATEE TRAIL FOLIO: 5140 03 01 0408 VIOLATION(S):  1). OVERGROWN PROPERTY	<b>STATUS:</b> <b>REPEAT VIOLATION</b> – IN VIOLATION SINCE 07/27/14  <b>FOUND IN VIOLATION, \$250.00 PER DAY SINCE 07/23/14 AND \$150.00 ADMINISTRATIVE FEE. ORDER TO ABATE APPROVED</b>



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<b>2.17</b>	<b>CASE 2014 - 506</b>	OWNER(S): SANTIAGO, DANIEL ADDRESS: 4831 SW 201 TERRACE FOLIO: 5039 35 05 0310 VIOLATION(S):  1). TREES OVERGROWN ON EAST PROPERTY LINE (PINE TREES)	<b>STATUS:</b> <b>REPEAT VIOLATION</b> – IN VIOLATION SINCE 07/23/14  <b>FOUND IN VIOLATION,  \$250.00 PER DAY SINCE  07/23/14 AND \$150.00  ADMINISTRATIVE FEE.  ORDER TO ABATE  APPROVED</b>
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**3. NEW CASES**

<b>3.1</b>	<b>CASE 2013 – 670</b>	OWNER(S): URBIETA, GUILLERMO ADDRESS: 5711 HANCOCK ROAD FOLIO: 5040 34 03 0040 VIOLATION(S):  1). TREES OBSTRUCTING POWER LINES TO WIT: ROYAL PALMS ON THE FRONT PROPERTY LINE	<b>STATUS:</b> CONTINUED FROM JULY 1, 2014  <b>CORRECTION PRIOR TO  THE REQUIRED DATE</b>
<b>3.2</b>	<b>CASE 2013 – 674</b>	OWNER(S): BAG ADDRESS: 5501 HANCOCK ROAD FOLIO: 5040 34 01 0410 VIOLATION(S):  1). TREES OBSTRUCTING POWER LINES TO WIT: ROYAL PALMS ON THE FRONT OF THE PROPERTYLINE	<b>STATUS:</b> CONTINUED FROM JULY 1, 2014  <b>CORRECTION PRIOR TO  THE REQUIRED DATE</b>
<b>3.3</b>	<b>CASE 2014 – 028</b>	OWNER(S): PERL, CHAIM & SIGALIT ADDRESS: 13321 MUSTANG TRAIL FOLIO: 5140 02 03 0030 VIOLATION(S):  1). TREES OBSTRUCTING POWER LINES TO WIT: ROYAL PALMS ON THE FRONT OF THE PROPERTY LINE	<b>STATUS:</b> GIVEN UNTIL JANUARY 25, 2014 TO COMPLY  <b>ADMITED VIOLATION,  GIVEN 60 DAYS TO  CORRECT VIOLATION OR  UNTIL NOVEMBER 10, 2014</b>

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			<b>OR A FINE OF \$100.00 PER DAY. NO ADMINISTRATIVE COSTS</b>
<b>3.4</b>	<b>CASE 2014 – 076</b>	OWNER(S): LINDA JAFFE ADDRESS: 14301 MUSTANG TRAIL FOLIO: 5140 03 01 0361 VIOLATION(S):  1). WORK WITHOUT A PERMIT (DRIVEWAY AND CONCRETE COLUMNS WITH ELECTRICAL WORK ON THE FRONT OF THE PROPERTY)	<b>STATUS:</b> CONTINUED FROM, JULY 1, 2014  <b>CONTINUANCE TO APPEAR AT THE OCTOBER 7, 2014 HEARING DATE</b>
<b>3.5</b>	<b>CASE 2014 – 102</b>	OWNER(S): GOODMAN, MAURICE D ADDRESS: 6410 SW 185 WAY FOLIO: 5139 01 01 0086 VIOLATION(S):  1). WORK WITHOUT A PERMIT (STORAGE ROOM) 2). PROPERTY IS OVERGROWN 3). PROPERTY IS TO BE FREE OF JUNK AND TRASH	<b>STATUS:</b> GIVEN UNTIL FEBRUARY 23, 2014 TO COMPLY.  <b>CONTINUANCE TO APPEAR AT THE OCTOBER 7, 2014 HEARING DATE</b>
<b>3.6</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> GIVEN UNTIL APRIL 14, 2014 TO COMPLY  <b>GIVEN 10 DAYS TO CORRECT OR FINE OF \$250.00 PER DAY AND \$150.00 ADMINISTRATIVE FEE</b>



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3.7	<b>CASE 2014 – 205</b>	OWNER(S): GAVRILOUI, LUCIAN & SILVA ADDRESS: 14481 LAKE LANE FOLIO: 5040 27 01 0237 VIOLATION(S):  1). OVERGROWN PROPERTY	<b>STATUS:</b> GIVEN UNTIL APRIL 14, 2014 TO CORRECT  <b>GIVEN 10 DAYS TO CORRECT OR FINE OF \$250.00 PER DAY AND \$150.00 ADMINISTRATIVE FEE</b>
3.8	<b>CASE 2014FF – 226</b>	OWNER(S): NEW HOPE INC IN SOUTHWEST RANCHES ADDRESS: 6201 SW 160 AVE FOLIO: 5140 05 03 0010 VIOLATION(S):  1). FAILURE TO COMPLY WITH RESOLUTION 2012-031 – ANNUAL FIRE SAFETY INSPECTION FEE	<b>STATUS:</b> GIVEN UNTIL JULY 1 2014 TO CORRECT  <b>CORRECTION PRIOR TO THE REQUIRED DATE</b>
3.9	<b>CASE 2014 – 250</b>	OWNER(S): HAPPY TRAILS RANCH LLC ADDRESS: 17650 SW 51 STREET FOLIO: 5040 31 01 0093 VIOLATION(S):  1). WORK BEING DONE WITHOUT A PERMIT (INSTALLATION OF LIGHT POLES AROUND THE RIDING RINK 2). VIOLATION OF THE NIGHT SKY ORDINANCE <b>(COMPLIED)</b>	<b>STATUS:</b> GIVEN UNTIL APRIL 27 2014 TO CORRECT  <b>CORRECTION PRIOR TO THE REQUIRED DATE</b>
3.10	<b>CASE 2014FF – 2226</b>	OWNER(S): LUAL PROPERTY MANAGEMENT LLC ADDRESS: V LOT ACROSS 5121 SW 198 TERRACE FOLIO: 5039 35 08 0150 VIOLATION(S):  1). OVERGROWN PROPERTY	<b>STATUS:</b> GIVEN UNTIL APRIL 28 2014 TO CORRECT  <b>CORRECTION PRIOR TO THE REQUIRED DATE</b>

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3.11	<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 JUNE 20 2014 TO CORRECT  <b>GIVEN 10 DAYS TO CORRECT OR FINE OF \$250.00 PER DAY AND \$150.00 ADMINISTRATIVE FEE</b>
3.12	<b>CASE 2014 – 299</b>	OWNER(S): NOVALIS LLC ADDRESS: 5271 SW 136 AVE FOLIO: 5040 34 01 0060 VIOLATION(S):  1). WORK BEING DONE WITHOUT A PERMIT (INSTALLATION OF FENCE AND GATE ON THE RIGHT OF WAY)	<b>STATUS:</b> GIVEN UNTIL MAY 29 2014 TO CORRECT  <b>GIVEN 60 DAYS TO CORRECT OR BY NOVEMBER 3, 2014. FINE OF \$150.00 IF NOT CORRECTED AND TO APPEAR IN THE NOVEMBER 10, 2014 HEARING. NO ADMINISTRATIVE FEE</b>
3.13	<b>CASE 2014 – 315</b>	OWNER(S): BREWTON, GREGORY ADDRESS: 6410 SW 183 WAY FOLIO: 5140 06 02 0180 VIOLATION(S):  1). CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMITS <b>(CORRECTED)</b> 2). WORK DONE WITHOUT APPROVAL AND PERMITS (POOL PAVERS)	<b>STATUS:</b> GIVEN UNTIL JUNE 3, 2014 TO CORRECT  <b>CONTINUANCE GRANTED TO THE OCTOBER 7, 2014 HEARING</b>



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3.14	<b>CASE 2014 – 321</b>	OWNER(S): MOYA, JAVIER ADDRESS: 6520 SW 181 LANE FOLIO: 5140 06 02 0016 VIOLATION(S):  1). CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	<b>STATUS:</b> GIVEN UNTIL JUNE 8, 2014 TO CORRECT  <b>60 DAYS TO CORRECT OR BY NOVEMBER 10, 2014 OR A FINE OF \$150.00. NO ADMINISTRATIVE FEE</b>
3.15	<b>CASE 2014 – 349</b>	OWNER(S): ODAIYAR, ROXANNE H/E ODAIYAR WAILU ADDRESS: 18950 SW 54 PLACE FOLIO: 5039 36 10 0330 VIOLATION(S):  1). MULTIPLE FAMILIES LIVING AT A SINGLE FAMILY RESIDENCE LOCATION	<b>STATUS:</b> GIVEN UNTIL JUNE 13, 2014 TO CORRECT  <b>CORRECTION PRIOR TO THE REQUIRED DATE</b>
3.16	<b>CASE 2014 – 351</b>	OWNER(S): GREENSOURCE LANDSCAPE & SPORT TURF INC ADDRESS: V LOT E OF 4801 SW 201 TERRACE FOLIO: 5039 35 05 0270 VIOLATION(S):  1). OPERATING A BUSINESS WITHOUT A CERTIFICATE OF USE	<b>STATUS:</b> GIVEN UNTIL JUNE 21, 2014 TO CORRECT  <b>CORRECTION PRIOR TO THE REQUIRED DATE</b>
3.17	<b>CASE 2014 – 364</b>	OWNER(S): POWERMOVE PROPERTIES INC ADDRESS: 5110 SW 166 AVE FOLIO: 5040 32 05 0810 VIOLATION(S):  1). CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	<b>STATUS:</b> GIVEN UNTIL JUNE 20, 2014 TO CORRECT  <b>CORRECTION PRIOR TO THE REQUIRED DATE</b>

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3.18	<b>CASE 2014 – 389</b>	OWNER(S): ODAIYAR, ROXANNE H/E ODAIYAR. WAILU ADDRESS: 18950 SW 54 PLACE FOLIO: 5039 36 10 0330 VIOLATION(S):  1). WORK DONE WITHOUT A PERMIT, CONVERSION OF A GARAGE INTO A LIVING AREA.	<b>STATUS:</b> GIVEN UNTIL JUNE 28, 2014 TO CORRECT  <b>CONTINUANCE GRANTED TO THE OCTOBER 7, 2014 HEARING</b>
3.19	<b>CASE 2014 – 401</b>	OWNER(S): WESTFORD PROPERTIES LLC ADDRESS: 4601 SW 126 AVE FOLIO: 5040 26 00 0222 VIOLATION(S):  1). OVERGROWN PROPERTY	<b>STATUS:</b> GIVEN UNTIL JUNE 29, 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>
3.20	<b>CASE 2014 – 430</b>	OWNER(S): US BANK NA TRSTEE ADDRESS: 17781 SW 51 ST FOLIO: 5040 31 01 0041 VIOLATION(S):  1). OVERGROWN PROPERTY	<b>STATUS:</b> GIVEN UNTIL JUNE 29, 2014 TO CORRECT  <b>CORRECTION PRIOR TO THE REQUIRED DATE</b>
3.21	<b>CASE 2014 – 495</b>	OWNER(S): AMADOR, DAVID & MORELLA ADDRESS: 5901 SW 163 AVE FOLIO: 5040 32 04 0147 VIOLATION(S):  1). OVERGROWN PROPERTY	<b>STATUS:</b> GIVEN UNTIL AUGUST 4, 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>



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**4. CITATIONS**

<b>4.1</b>	<b>CASE 2014C- 032</b>	OWNER(S): POWERMOVE PROPERTIES INC ADDRESS: 5110 SW 166 AVE FOLIO: 5040 32 05 0810 VIOLATION(S):  1). BULK AMOUNT OVER 12 YARDS MAXIMUM ALLOWED PER CODE	<b>STATUS:</b> CITATION 12802 ISSUED ON 07/24/14  <b>PAID \$450.00</b>
<b>4.2</b>	<b>CASE 2014C- 065</b>	OWNER(S): RATTHE M MARTIN & RATTHE MICHELLE ADDRESS: V LOT ACROSS 5511 SW 196 LANE FOLIO: 5039 36 07 0530 VIOLATION(S):  1). BULK OUT FOR PICK UP ON A VACANT LOT, NONE ALLOWED	<b>STATUS:</b> CITATION 12792 ISSUED ON 07/23/14  <b>FINE IMPOSED IN THE AMOUNT OF \$500.00 PLUS \$150.00 ADMINISTRATIVE FEE</b>
<b>4.3</b>	<b>CASE 2014C- 084</b>	OWNER(S): DOGANIERI, JOSEPH D & ABBY M ADDRESS: 17050 SW 59 ST FOLIO: 5040 32 10 0030 VIOLATION(S):  1). BULK OUT FOR PICK UP ON NON PERMITTED DATE	<b>STATUS:</b> CITATION 12791 ISSUED ON 06/20/14  <b>FINE IMPOSED IN THE AMOUNT OF \$500.00 PLUS \$150.00 ADMINISTRATIVE FEE</b>
<b>4.4</b>	<b>CASE 2014A- 210</b>	OWNER(S): COQUINA STATION LLC % PHILLIPS EDISON GROUP LLC (PUBLIX) ADDRESS: 15801 SHERIDAN STREET FOLIO: 5140 04 13 0011 VIOLATION(S):  1). ALARM INCIDENT IN EXCESS OF (2) TWO: 3 <sup>RD</sup> FALSE ALARM	<b>STATUS:</b> CITATION 12691 ISSUED ON 07/10/14  <b>CONTINUANCE GRANTED TO THE OCTOBER 7, 2014 HEARING</b>

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<b>4.5</b>	<b>CASE 2014A- 210</b>	OWNER(S): COQUINA STATION LLC % PHILLIPS EDISON GROUP LLC (PUBLIX) ADDRESS: 15801 SHERIDAN STREET FOLIO: 5140 04 13 0011 VIOLATION(S):  1). ALARM INCIDENT IN EXCESS OF (2) TWO: 4 <sup>TH</sup> FALSE ALARM	<b>STATUS:</b> CITATION 12692 ISSUED ON 07/10/14  <b>CONTINUANCE GRANTED TO THE OCTOBER 7, 2014 HEARING</b>
<b>4.6</b>	<b>CASE 2014A- 210</b>	OWNER(S): COQUINA STATION LLC % PHILLIPS EDISON GROUP LLC (PUBLIX) ADDRESS: 15801 SHERIDAN STREET FOLIO: 5140 04 13 0011 VIOLATION(S):  1). ALARM INCIDENT IN EXCESS OF (2) TWO: 5 <sup>TH</sup> FALSE ALARM	<b>STATUS:</b> CITATION 12800 ISSUED ON 07/10/14  <b>CONTINUANCE GRANTED TO THE OCTOBER 7, 2014 HEARING</b>
<b>4.7</b>	<b>CASE 2014A- 211</b>	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA INC ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S):  1). ALARM INCIDENT IN EXCESS OF (2) TWO: 3 <sup>RD</sup> FALSE ALARM	<b>STATUS:</b> CITATION 12683 ISSUED ON 05/19/14  <b>FINE IMPOSED IN THE AMOUNT OF \$50.00 NO ADMINISTRATIVE FEE. 60 DAYS TO PAY THE FINE OR UNTIL NOVEMBER 4, 2014</b>
<b>4.8</b>	<b>CASE 2014A- 211</b>	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA INC ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S):  1). ALARM INCIDENT IN EXCESS OF (2) TWO: 4 <sup>TH</sup> FALSE ALARM	<b>STATUS:</b> CITATION 12686 ISSUED ON 07/10/14  <b>FINE IMPOSED IN THE AMOUNT OF \$250.00 NO ADMINISTRATIVE FEE 60 DAYS TO PAY THE FINE OR UNTIL NOVEMBER 4, 2014</b>



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4.9	<b>CASE 2014A- 211</b>	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA INC ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S):  1). ALARM INCIDENT IN EXCESS OF (2) TWO: 5 <sup>TH</sup> FALSE ALARM	<b>STATUS:</b> CITATION 12687 ISSUED ON 07/10/14  <b>FINE IMPOSED IN THE AMOUNT OF \$250.00 NO ADMINISTRATIVE FEE 60 DAYS TO PAY THE FINE OR UNTIL NOVEMBER 4, 2014</b>
4.10	<b>CASE 2014A- 211</b>	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA INC ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S):  1). ALARM INCIDENT IN EXCESS OF (2) TWO: 6 <sup>TH</sup> FALSE ALARM	<b>STATUS:</b> CITATION 12688 ISSUED ON 07/10/14  <b>FINE IMPOSED IN THE AMOUNT OF \$250.00 NO ADMINISTRATIVE FEE 60 DAYS TO PAY THE FINE OR UNTIL NOVEMBER 4, 2014</b>
4.11	<b>CASE 2014A- 211</b>	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA INC ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S):  1). ALARM INCIDENT IN EXCESS OF (2) TWO: 7 <sup>TH</sup> FALSE ALARM	<b>STATUS:</b> CITATION 12689 ISSUED ON 07/10/14  <b>FINE IMPOSED IN THE AMOUNT OF \$250.00 NO ADMINISTRATIVE FEE 60 DAYS TO PAY THE FINE OR UNTIL NOVEMBER 4, 2014</b>
4.12	<b>CASE 2014A- 211</b>	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA INC ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S):  1). ALARM INCIDENT IN EXCESS OF (2) TWO: 8 <sup>TH</sup> FALSE ALARM	<b>STATUS:</b> CITATION 12801 ISSUED ON 07/10/14  <b>FINE IMPOSED IN THE AMOUNT OF \$250.00 NO ADMINISTRATIVE FEE 60 DAYS TO PAY THE FINE OR UNTIL NOVEMBER 4, 2014</b>

Town of Southwest Ranches  
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13400 Griffin Road  
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**SPECIAL MAGISTRATE HEARING  
SEPTEMBER 2, 2014  
9:00 A.M.**

4.13	<b>CASE 2014A- 211</b>	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA INC ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S):  1). ALARM INCIDENT IN EXCESS OF (2) TWO: 9 <sup>TH</sup> FALSE ALARM	<b>STATUS:</b> CITATION 12696 ISSUED ON 07/16/14  <b>FINE IMPOSED IN THE AMOUNT OF \$250.00 NO ADMINISTRATIVE FEE 60 DAYS TO PAY THE FINE OR UNTIL NOVEMBER 4, 2014</b>
4.14	<b>CASE 2014A- 211</b>	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA INC ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S):  1). ALARM INCIDENT IN EXCESS OF (2) TWO: 10 <sup>TH</sup> FALSE ALARM	<b>STATUS:</b> CITATION 12797 ISSUED ON 07/16/14  <b>FINE IMPOSED IN THE AMOUNT OF \$250.00 NO ADMINISTRATIVE FEE 60 DAYS TO PAY THE FINE OR UNTIL NOVEMBER 4, 2014</b>
4.15	<b>CASE 2014A- 211</b>	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA INC ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S):  1). ALARM INCIDENT IN EXCESS OF (2) TWO: 11 <sup>TH</sup> FALSE ALARM	<b>STATUS:</b> CITATION 12798 ISSUED ON 07/16/14  <b>FINE IMPOSED IN THE AMOUNT OF \$250.00 NO ADMINISTRATIVE FEE 60 DAYS TO PAY THE FINE OR UNTIL NOVEMBER 4, 2014</b>
4.16	<b>CASE 2014A- 211</b>	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA INC ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S):  1). ALARM INCIDENT IN EXCESS OF (2) TWO: 9 <sup>TH</sup> FALSE ALARM	<b>STATUS:</b> CITATION 12799 ISSUED ON 07/16/14  <b>FINE IMPOSED IN THE AMOUNT OF \$250.00 NO ADMINISTRATIVE FEE 60 DAYS TO PAY THE FINE OR UNTIL NOVEMBER 4, 2014</b>



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SEPTEMBER 2, 2014  
9:00 A.M.**

4.17	<b>CASE 2014A- 215</b>	OWNER(S): SHIVA VISHU TEMPLE OF SOUTH FLORIDA INC ADDRESS: 5661 DYKES ROAD FOLIO: 5040 32 14 0010 VIOLATION(S):  1). ALARM INCIDENT IN EXCESS OF (2) TWO: 3 <sup>RD</sup> FALSE ALARM	<b>STATUS:</b> CITATION 12684 ISSUED ON 07/16/14  <b>FINE IMPOSED IN THE AMOUNT OF \$50.00 PLUS \$150.00 ADMINISTRATIVE FEE</b>
4.18	<b>CASE 2014A- 215</b>	OWNER(S): SHIVA VISHU TEMPLE OF SOUTH FLORIDA INC ADDRESS: 5661 DYKES ROAD FOLIO: 5040 32 14 0010 VIOLATION(S):  1). ALARM INCIDENT IN EXCESS OF (2) TWO: 4 <sup>H</sup> FALSE ALARM	<b>STATUS:</b> CITATION 12797 ISSUED ON 07/16/14  <b>PAID \$250.00</b>
4.19	<b>CASE 2014A- 218</b>	OWNER(S): BANK OF AMERICA % CORP REAL ESTATE ASSMT ADDRESS: 15891 SHERIDAN STREET FOLIO: 5140 04 13 0021 VIOLATION(S):  1). ALARM INCIDENT IN EXCESS OF (2) TWO: 3 <sup>RD</sup> FALSE ALARM	<b>STATUS:</b> CITATION 12693 ISSUED ON 07/16/14  <b>PAID \$50.00</b>
4.20	<b>CASE 2014- 277</b>	OWNER(S): THOMAS, DEMIN THOMAS, SHANNON % TRACEY PALEY-THOMAS ADDRESS: 18951 SW 54 PLACE FOLIO: 5039 36 10 0300 VIOLATION(S):  1). BULK OUT ON A NON PERMITTED DATE	<b>STATUS:</b> CITATION 12797 ISSUED ON 07/16/14  <b>FINE IMPOSED IN THE AMOUNT OF \$500.00 PLUS \$150.00 ADMINISTRATIVE FEE</b>

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SEPTEMBER 2, 2014  
9:00 A.M.**

<b>4.21</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 OUT ON A NON PERMITTED DATE	<b>STATUS:</b> CITATION 12693 ISSUED ON 07/16/14  <b>CONTINUANCE GRANTED TO THE OCTOBER 7, 2014 HEARING</b>
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**5. FORECLOSURE AUTHORIZATION**

<b>5.1</b>	<b>CASE 2009 – 389</b>	OWNER(S): PRIME INTERNATIONAL PROP JACKSONVILLE LLC ADDRESS: V LOT SW CORNER OF HANCOCK AND LURAY FOLIO: 5140 03 01 0350 VIOLATION(S):  1). PROPERTY AND/OR SWALE ARE OVERGROWN	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 25. 2009 TO CORRECT  <b>PAYMENT OF LIEN PRIOR TO HEARING</b>
<b>5.2</b>	<b>CASE 2012 – 047</b>	OWNER(S): SWRANCHES 17940 LLC ADDRESS: 17490 SW 70 PLACE FOLIO: 5140 06 04 0232 VIOLATION(S):  1). POOL FENCE MISSING. POOL MUST HAVE A 4' HIGH FENCE WITH SELF-CLOSING, SELF- LATCHING GATES. (CHILD FENCES SHALL NOT BE USED IN LIEU OF THESE REQUIREMENTS)	<b>STATUS:</b> GIVEN UNTIL AUGUST 8. 2009 TO PAY THE REDUCED AMOUNT AS PER SPECIAL MAGISTRATE  <b>PAYMENT OF REDUCED LIEN AMOUNT AS PER RESOLUTION AUTHORIZATION</b>



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SEPTEMBER 2, 2014  
9:00 A.M.**

**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).