

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
OCTOBER 6, 2015
9:00 A.M.**

1. CALL SESSION TO ORDER

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

2.1	CASE 2015 - 226	OWNER(S): RIVAS, VICTOR HUGO PADILLA ADDRESS: 14100 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 WIHTOUT A SPECIAL EVENT PERMIT 3). FAILURE TO MAINTAIN PROPERTY, TO WIT: DUST FROM RIDING RINK BECOMING NUISANCE. 4). VIOLATION OF CERTIFICATE OF USE AGREEMENT.	STATUS: GIVEN UNTIL JUNE 22, 2015 FOR CORRECTION. IN VIOLATION SINCE AUGUST 7, 2015
2.2	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 BEING DONE WITHOUT APPROVAL AND PERMITS	STATUS: GIVEN UNTIL OCTOBER 5, 2015 FOR CORRECTION OR A FINE OF \$150.00 PER DAY.
2.3	CASE 2015 - 274	OWNER(S): KAREN CANGELOSI ADDRESS: 7150 SW 178 AVE FOLIO: 5140 06 04 0030 VIOLATION(S): 1). CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	STATUS: GIVEN UNTIL OCTOBER 5, 2015 FOR CORRECTION OR A FINE OF \$100.00 PER DAY.
2.4	CASE 2015 - 314	OWNER(S): ALDERMAN, DENNIS ADDRESS: V LOT E OF 4860 SW 193 LANE FOLIO: 5039 25 10 0020 VIOLATION(S):	STATUS: GIVEN UNTIL OCTOBER 5, 2015 FOR CORRECTION OR A FINE OF \$250.00 PER DAY.

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		1). FILLING DONE WITHOUT APPROVAL OR PERMIT. 2). STORAGE OF DEBRIS NOT A CONFORMING USE OF THE LAND	
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3. REPEAT VIOLATIONS

3.1	CASE 2014 - 538	OWNER(S): HAHR, WILLIAM E & MARGARET A ADDRESS: V LOT S OF 4810 SW 198 TERRACE FOLIO: 5039 35 08 0030 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY FROM BEING OVERGROWN	STATUS: NOTICE OF HEARING ISSUED ON 08/12/15 CORRECTION PRIOR TO THE HEARING DATE
3.2	CASE 2014 - 647	OWNER(S): VILLANUEVA, CARLOS E & IRENE ADDRESS: 7120 SW 173 WAY FOLIO: 5140 06 04 0310 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY FROM BEING OVERGROWN	STATUS: NOTICE OF HEARING ISSUED ON 08/21/15
3.3	CASE 2015 - 004	OWNER(S): JACAPA LLC ADDRESS: 14430 SUNSET LANE FOLIO: 5140 03 01 0280 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY FROM BEING OVERGROWN	STATUS: NOTICE OF HEARING ISSUED ON 08/06/15 CORRECTION PRIOR TO THE HEARING DATE

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4. NEW CASES

4.1	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	STATUS: CONTINUED FROM 09/0107/15 TO 10/06/15
4.2	CASE 2015 186	-	OWNER(S): DUKE, TERRELL W JR AND 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: CONTINUED FROM 09/01/15 TO 10/06/15
4.3	CASE 2015 123	-	OWNER(S): AMADOR, ENRIQUE & YOLANDA ADDRESS: 4800 SW 195 TERRACE FOLIO: 5039 25 02 0102 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY FROM BEING OVERGROWN TO INCLUDE RIGHT OF WAY	STATUS: NOTICE OF HEARING ISSUED ON 08/12/15
4.4	CASE 2015 165	-	OWNER(S): MANTEL, DEBRA D ADDRESS: 5730 SW 166 AVE FOLIO: 5040 32 05 0140 VIOLATION(S): 1). VEHICLE PARKED ON RIGHT OF WAY	STATUS: NOTICE OF HEARING ISSUED ON 09/01/15 CORRECTION PRIOR TO THE HEARING DATE
4.5	CASE 2015 270	-	OWNER(S): DUETSCHKE BANK NATL TR CO TRSTEE ADDRESS: 5425 SW 190 AVE FOLIO: 5039 36 10 0290	STATUS: GIVEN UNTIL JUNE 29, 2015 FOR CORRECTION.

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		VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY, GRASS IS OVERGROWN ALL AREAS OF THE PROPERTY 2). JUNK VEHICLE ON PROPERTY 3). JUNK BOAT ON PROPERTY	CORRECTION PRIOR TO THE HEARING DATE
4.6	CASE 2015 276	- OWNER(S): RODOPE BROTHERS INVESTMENTS INC ADDRESS: 5700 SW 163 AVE FOLIO: 5040 32 04 020 VIOLATION(S): 1). WORK WITHOUT A PERMIT (INSTALLATION OF A CANOPY)	STATUS: GIVEN UNTIL JUNE 29, 2015 FOR COMPLIANCE
4.7	CASE 2015 277	- OWNER(S): LAAROUSSO, IMADEDLINE & RAQUEL ADDRESS: 19000 SW 56 STREET FOLIO: 5039 36 10 0420 VIOLATION(S): 1). CARS PARKED ON THE RIGHT OF WAY 2). OVERGROWN GRASS ON PROPERTY AND ON RIGHT OF WAY. JUNK AND DEBRIS SPREAD THROUGHOUT PROPERTY. (CORRECTION) 3). OPERATING A HOME BUSINESS WITHOUT A CERTIFICATE OF USE. 4). STORAGE CONTAINER NOT FULLY SCREENED FROM VIEWE. (CORRECTION) 5). PORTABLE TOILET BEING STORED ON PROPERTY WITHOUT AN ACTIVE PERMIT. (CORRECTION) 6). WORK WITHOUT A PERMIT, TO WIT: STRUCTURES BUILT WITHOUT A PERMIT.	STATUS: GIVEN UNTIL JUNE 29, 2015 FOR CORRECTION.
4.8	CASE 2015 280	- OWNER(S): ZORMA BROWARD PF 23 ADDRESS: 5775 SW 130 AVE FOLIO: 5040 35 09 0010 VIOLATION(S):	STATUS: GIVEN UNTIL JUNE 30, 2015 FOR CORRECTION.

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		1). WORK DONE WITHOUT A PERMIT (STRUCTURES)	
4.9	CASE 2015 281	<p>OWNER(S): GARCIA, JOHN ADDRESS: 5775 SW 130 AVE FOLIO: 5040 35 09 0020 VIOLATION(S):</p> <p>1). WORK DONE WITHOUT A PERMIT (STRUCTURES)</p>	STATUS: GIVEN UNTIL JUNE 30, 2015 FOR CORRECTION.
4.10	CASE 2015 297	<p>OWNER(S): TRYCHTA, EARL & LEZ-LEE ADDRESS: 4921 SW 199 AVE FOLIO: 5039 35 04 0080 VIOLATION(S):</p> <p>1). FAILURE TO MAINTAIN PROPERTY FROM BECOMING OVERGROWN</p>	STATUS: GIVEN UNTIL MAY 29, 2015 FOR CORRECTION. CORRECTION PRIOR TO THE HEARING DATE
4.11	CASE 2015 336	<p>OWNER(S): PACE, ANTHONY ADDRESS: 7100 SW 185 WAY FOLIO: 5139 01 01 0493 VIOLATION(S):</p> <p>1). FAILURE TO MAINTAIN PROPERTY. PROPERTY IS OVERGROWN ON ALL AREAS.</p>	STATUS: GIVEN UNTIL AUGUST 15, 2015 FOR CORRECTION. CORRECTION PRIOR TO THE HEARING DATE
4.12	CASE 2015 349	<p>OWNER(S): MORGAN, JUSTIN & LINDA LEE ADDRESS: 4840 SW 188 AVE FOLIO: 5039 25 03 0230 VIOLATION(S):</p> <p>1). FAILURE TO MAINTAIN ANIMAL(S) WITHIN PROPERTY AND ALLOWING ANIMAL(S) TO CAUSE A NUISANCE</p>	STATUS: NOTICE OF HEARING ISSUED ON 07/31/15
4.13	CASE	OWNER(S): BAID INVESTMENTS LLC	STATUS:

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	2015 356	- ADDRESS: 4801 HACOCK ROAD FOLIO: 5040 27 01 0221 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY FROM BECOMING OVERGROWN	GIVEN UNTIL AUGUST 18, 2015 FOR CORRECTION. CORRECTION PRIOR TO THE HEARING DATE
4.14	CASE 2015 357	- OWNER(S): MUSTANG TRAIL PROPERTIES LLC ADDRESS: 14501 MUSTANG TRAIL FOLIO: 5140 03 01 0210 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY FROM BECOMING OVERGROWN	STATUS: GIVEN UNTIL AUGUST 18, 2015 FOR CORRECTION. CORRECTION PRIOR TO THE HEARING DATE
4.15	CASE 2015 358	- OWNER(S): NEW TESTAMENT BAPTIST CHURCH INC OF MIAMI ADDRESS: 13900 GRIFFIN ROAD FOLIO: 5040 27 03 0010 VIOLATION(S): 1). CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	STATUS: GIVEN UNTIL AUGUST 18, 2015 FOR CORRECTION. CORRECTION PRIOR TO THE HEARING DATE
4.16	CASE 2015 379	- OWNER(S): FIALLO, CARLOS R & ODALYS ADDRESS: 5106 SW 198 TERRACE FOLIO: 5039 35 08 0140 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY, GRASS IS OVERGROWN ON ALL AREAS OF THE PROPERTY	STATUS: GIVEN UNTIL AUGUST 26, 2015 FOR CORRECTION. CORRECTION PRIOR TO THE HEARING DATE
4.17	CASE 2015 398	- OWNER(S): KHAN, KHALID J & KISHWAR ADDRESS: 5106 SW 198 TERRACE FOLIO: 5039 35 08 0140 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY, GRASS IS	STATUS: GIVEN UNTIL AUGUST 25, 2015 FOR CORRECTION. CORRECTION PRIOR TO THE

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		OVERGROWN ON ALL AREAS OF THE PROPERTY	HEARING DATE
4.18	CASE 2015 405	- OWNER(S): NAGANPOOLIL, MARY-SHAILA ADDRESS: V LOT W OF 19000 SW 61 MANOR FOLIO: 5039 36 10 0720 VIOLATION(S): 1). CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	STATUS: GIVEN UNTIL AUGUST 28, 2015 FOR CORRECTION
4.19	CASE 2015 412	- OWNER(S): CYPRESS, CHARLES W ADDRESS: 18901 SW 54 PLACE FOLIO: 5039 36 10 0310 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY FROM BECOMING OVERGROWN (CORRECTION) 2). JUNK VEHICLES ON THE PROPERTY NO TAG	STATUS: GIVEN UNTIL AUGUST 18, 2015 TO CORRECT
4.20	CASE 2015 414	- OWNER(S): SUPRADEP CORP ADDRESS: 4701 SW 188 AVE FOLIO: 5039 25 03 0010 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY FROM BECOMING OVERGROWN. PROPERTY IS OVERGROWN 2). TREES HANGING OVER THE FENCE OBSTRUCTING SIGN AND RIGHT OF WAY	STATUS: GIVEN UNTIL SEPTEMBER 1, 2015 TO CORRECT CORRECTION PRIOR TO THE HEARING DATE
4.21	CASE 2015 427	- OWNER(S): MUSTANG TRAIL PROPERTIES LLC ADDRESS: 14621 MUSTANG TRAIL FOLIO: 5140 03 10 0020 VIOLATION(S): 1). CLEARING DONE WITHOUT A PERMIT	STATUS: GIVEN UNTIL SEPTEMBER 4, 2015 TO CORRECT
4.22	CASE	OWNER(S): LARSEN, HANS HENNING	STATUS:

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	2015 – 432	ADDRESS: 6820 APPALOOSA TRAIL FOLIO: 5140 02 01 0261 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY FROM BECOMING OVERGROWN IN ALL AREAS AND TREES OVER THE WATERWAY	GIVEN UNTIL SEPTEMBER 4, 2015 TO CORRECT
4.23	CASE 2015 436 -	OWNER(S): PEREZ, LAVERNE ADDRESS: 4950 SW 145 AVE FOLIO: 5040 34 01 0333 VIOLATION(S): 1). FAILURE TO DISPLAY PERMIT CARD AT CONSTRUCTION SITE IN A CONSPICUOUS LOCATION AND VISIBLE FROM THE STREET AS REQUIRED BY CODE	STATUS: GIVEN UNTIL SEPTEMBER 7, 2015 TO CORRECT CORRECTION PRIOR TO THE HEARING DATE
4.24	CASE 2015 442 -	OWNER(S): MUSTANG TRAIL PROPERTIES LLC ADDRESS: 14621 MUSTANG TRAIL FOLIO: 5140 03 10 0020 VIOLATION(S): 1). FILL WITHOUT A PERMIT	STATUS: GIVEN UNTIL SEPTEMBER 9, 2015 TO CORRECT

5. CITATIONS

5.1	CASE 2015A 042 -	OWNER(S): BRACCIO, JOSEPH F & BETTY J ADDRESS: 5271 HANCOCK ROAD FOLIO: 5040 34 01 0382 VIOLATION(S): 1). FALSE ALARM IN EXCESS OF TWO (2); 3 RD FALSE ALARM	STATUS: CIVIL VIOLATION 12896 ISSUED ON 08/07/15 AMOUNT OF \$50.00 DUE TO THE TOWN SOUTHWEST RANCHES
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5.2	CASE 2015A - 230	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA INC ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S): 1). FALSE ALARM IN EXCESS OF TWO (2); 3 RD FALSE ALARM	STATUS: CIVIL VIOLATION 12892 ISSUED ON 08/07/15 AMOUNT OF \$50.00 DUE TO THE TOWN SOUTHWEST RANCHES
5.3	CASE 2015A - 230	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA INC ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S): 1). FALSE ALARM IN EXCESS OF TWO (2); 4 TH FALSE ALARM	STATUS: CIVIL VIOLATION 12893 ISSUED ON 08/07/15 AMOUNT OF \$250.00 DUE TO THE TOWN SOUTHWEST RANCHES
5.4	CASE 2015A - 230	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA INC ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S): 1). FALSE ALARM IN EXCESS OF TWO (2); 5 TH FALSE ALARM	STATUS: CIVIL VIOLATION 12894 ISSUED ON 08/07/15 AMOUNT OF \$250.00 DUE TO THE TOWN SOUTHWEST RANCHES
5.5	CASE 2015A - 230	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA INC ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S): 1). FALSE ALARM IN EXCESS OF TWO (2); 6 TH FALSE ALARM	STATUS: CIVIL VIOLATION 13062 ISSUED ON 08/07/15 AMOUNT OF \$250.00 DUE TO THE TOWN SOUTHWEST RANCHES

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5.6	CASE 2015C - 260	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA INC ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S): 1). BULK OUT ON A NON PERMITTED DATE PER CODE	STATUS: CIVIL VIOLATION 12999 ISSUED ON 08/28/15 AMOUNT OF \$500.00 DUE TO THE TOWN SOUTHWEST RANCHES
5.7	CASE 2015C - 406	OWNER(S): MUSTANG TRAIL PROPERTIES LLC ADDRESS: 14621 MUSTANG TRAIL FOLIO: 5140 03 10 0020 VIOLATION(S): 1). BULK EXCEEDS THE 12 CUBIC YARDS ALLOWED PER CODE	STATUS: CIVIL VIOLATION 12926 ISSUED ON 08/17/15 AND COLLECTION FEES AMOUNT OF \$675.00 DUE TO THE TOWN SOUTHWEST RANCHES

6. FORECLOSURE AUTHORIZATIONS

6.1	CASE 2011C - 523	OWNER(S): BROUN, IRIS M ADDRESS: 13131 SW 19 DRIVE FOLIO: 5140 23 02 2850 VIOLATION(S): 1). ANIMALS AT LARGE PROHIBITED	STATUS: NOTICE OF FORECLOSURE ISSUED ON 07/16/15 LIEN IN THE AMOUNT OF \$650.00 DUE TO THE TOWN
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7. LIEN MITIGATION REQUESTS

7.1	CASE 2012 - 360	OWNER(S): JODANSI PROPERTIES, LLC ADDRESS: V LOT ON GRIFFIN ROAD EAST OF 134 AVE FOLIO: 5040 26 14 0090, 5040 26 14 0100, 5040 26 14 0110, 5040 26 14 0120, 5040 26 14 0080, 5040 26 14 0070, 5040 26 14 0140, 5040 26 14 0130, 5040 26 14 0050, 5040 26 14 0060, 5040 26 14	STATUS: SETTLE AGREEMENT APPROVED AND SIGNED ON SEPTEMBER 21, 2012 REQUEST FOR EXTENSION
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		<p>0150, 5040 26 14 0160, 5040 26 14 0040, 5040 26 14 0030, 5040 26 14 0180, 5040 26 14 0170, 5040 26 14 0020, 5040 26 14 0190, 5040 26 14 0010, 5040 26 14 0200, 5040 26 14 0210, 5040 26 14 0230</p> <p>1), ALLOWING ANIMALS TO COMMIT NUISANCE BY FAILING TO SECURE ANIMALS</p>	<p>OF TIME AND PAYMENT IN THREE INSTALLMENTS. TOTAL APPROVED REDUCE AMOUNT IS DUE ON OCTOBER 31, 2015.</p>
<p>7.2</p>	<p>CASE 2014 - 543</p>	<p>OWNER(S): LEE T PRINCE ADDRESS: 5601 HANCOCK ROAD FOLIO: 5040 34 03 0020</p> <p>1), WORK WITHOUT A PERMIT REMOVAL OF PALM TREES WITHOUT A TREE REMOVAL PERMIT</p>	<p>STATUS: REQUEST FOR REDUCTION OF FINE APPROVED ON JUNE 2, 2015</p> <p>REQUEST FOR EXTENSION OF TIME AND PAYMENT IN THREE INSTALLMENTS. FIRST PAYMENT OF \$5,000.00 IS DUE ON OCTOBER 1, 2015, SECOND PAYMENT OF \$5,000.00 IS DUE ON NOVEMBER 1, 2015, AND THIRD PAYMENT OF \$5,000.00 DUE ON DECEMBER 1, 2015.</p> <p>TOTAL APPROVED REDUCE AMOUNT IS DUE ON OCTOBER 31, 2015 AS PER ORIGINAL ORDER.</p>

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.

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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).