

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 7, 2014  
9:00 A.M.**

**1. CALL SESSION TO ORDER**

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

2.1	<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>CORRECTION PRIOR TO THE REQUIRED DATE</b>
2.2	<b>CASE 2013 - 528</b>	OWNER(S): DULAM FARMS LLC ADDRESS: V LOT S OF 16600 SW 64 ST LOT 16 FOLIO: 5140 05 30 0160 VIOLATION(S):  1). OVERGROWN PROPERTY	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 1, 2014 FOR CORRECTION.  <b>CORRECTION PRIOR TO THE REQUIRED DATE</b>
2.3	<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.
2.4	<b>CASE 2014 - 204</b>	OWNER(S): GAVRILOUI, LUCIAN & SILVIA ADDRESS: 14481 LAKE LANE FOLIO: 5040 27 01 0238 VIOLATION(S):  1). OVERGROWN PROPERTY	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 13, 2014 FOR CORRECTION.

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<b>2.5</b>	<b>CASE 2014 - 205</b>	OWNER(S): GAVRILOUI, LUCIAN & SILVIA ADDRESS: 14481 LAKE LANE FOLIO: 5040 27 01 0237 VIOLATION(S):  1). OVERGROWN PROPERTY	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 13, 2014 FOR CORRECTION.
<b>2.6</b>	<b>CASE 2014 - 271</b>	OWNER(S): ALONSO, ADRIANA ALONSO, GUILLERMO A ADDRESS: 5101 SW 160 AVE FOLIO: 5040 32 01 0095 VIOLATION(S):  1). MULTIPLE FAMILY ON PROPERTY 2). JUNK AND TRASH	<b>STATUS:</b> GIVEN UNTIL MAY 15, 2014 TO CORRECT  <b>CORRECTION PRIOR TO  THE HEARING</b>
<b>2.7</b>	<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 OCTOBER 6, 2014 TO CORRECT
<b>2.8</b>	<b>CASE 2014 - 315</b>	OWNER(S): GREGORY BREWTON ADDRESS: 6410 SW 183 WAY FOLIO: 5140 06 02 0180 VIOLATION(S):  1). CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMITS 2). WORK WITHOUT A PERMIT AND APPROVAL (POOL)	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 2, 2014 TO CORRECT
<b>2.9</b>	<b>CASE 2014 - 389</b>	OWNER(S): ODAIYAR, ROXANNE H/E ADDRESS: 18950 SW 54 PL FOLIO: 5039 36 10 0330 VIOLATION(S):	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 2, 2014 TO CORRECT  <b>CORRECTION PRIOR TO</b>

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		1). WORK WITHOUT A PERMIT, CONVERSION OF GARAGE INTO LIVING PURPOSES	<b>THE HEARING</b>
<b>2.10</b>	<b>CASE 2014 - 401</b>	OWNER(S): WESTFORD PROPERTIES LLC ADDRESS: 4601 SW 126 AVE FOLIO: 5040 26 00 0222 VIOLATION(S):  1). FAILURE TO MAINTAIN PROPERTY FROM BEING OVERGROWN 2). PROPERTY IS FULL OF JUNK AND ITEMS RELATED TO A NURSERY. NURSERY IS ABANDONED	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 13, 2014 TO CORRECT  <b>CORRECTION PRIOR TO THE HEARING</b>
<b>2.11</b>	<b>CASE 2014 - 495</b>	OWNER(S): AMADOR, DAVID & MORELLA ADDRESS: 5901 SW 163 AVE FOLIO: 5040 32 04 0147 VIOLATION(S):  1). FAILURE TO MAINTAIN PROPERTY FROM BEING OVERGROWN	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 13, 2014 TO CORRECT

**3. NEW CASES**

<b>3.1</b>	<b>CASE 2014 - 076</b>	OWNER(S): JAFFE, LINDA ADDRESS: 14301 MUSTANG TRAIL FOLIO: 5140 03 01 0361 VIOLATION(S):  1).WORK BEING DONE WITHOUT A PERMIT (DRIVEWAY AND CONCRETE COLUMNS WITH ELECTRICAL WORK ON THE FRONT OF THE PROPERTY)	<b>STATUS:</b> CONTINUED FROM SEPTEMBER 2, 2014. <b>IN VIOLATION</b>
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<b>3.2</b>	<b>CASE 2014 - 446</b>	OWNER(S): GROSFELD, SALOMON & GROSFELD, YVONNE ADDRESS: 4911 SW 173 WAY FOLIO: 5040 31 01 0046 VIOLATION(S):  1).OVERGROWN PROPERTY	<b>STATUS:</b> GIVEN UNTIL JULY 28, 2014, TO CORRECT  <b>CORRECTION PRIOR TO THE HEARING</b>
<b>3.3</b>	<b>CASE 2014 - 460</b>	OWNER(S): AJZ INVESTMENTS INC ADDRESS: 5821 SHERIDAN STREET FOLIO: 5040 30 00 0066 VIOLATION(S):  1). FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN	<b>STATUS:</b> GIVEN UNTIL JULY 28, 2014, TO CORRECT  <b>CORRECTION PRIOR TO THE HEARING</b>
<b>3.4</b>	<b>CASE 2014 - 461</b>	OWNER(S): JAUNDO, MAURICE ADDRESS: V LOT NE CORNER OF 160 AVE AND 56 STREET FOLIO: 5040 33 14 0020 VIOLATION(S):  1). FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN 2). PROPERTY IS FULL OF JUNK AND TRASH SUCH AS TIRES AND DEBRIS	<b>STATUS:</b> GIVEN UNTIL JULY 28, 2014, TO CORRECT  <b>CORRECTION PRIOR TO THE HEARING</b>
<b>3.5</b>	<b>CASE 2014 - 462</b>	OWNER(S): MARTINEZ, GEORGE ADDRESS: V LOT S OF 5961 SW 190 AVE FOLIO: 5039 36 10 0630 VIOLATION(S):  1). FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN	<b>STATUS:</b> GIVEN UNTIL JULY 28, 2014, TO CORRECT  <b>CORRECTION PRIOR TO THE HEARING</b>

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3.6	<b>CASE 2014 - 463</b>	OWNER(S): CASAL, RODRIGO ADDRESS: V LOT NE CORNER OF 190 AVE AND 53 STREET FOLIO: 5039 36 10 0220 VIOLATION(S):  1). FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN	<b>STATUS:</b> GIVEN UNTIL JULY 28, 2014, TO CORRECT
3.7	<b>CASE 2014 - 468</b>	OWNER(S): RATTHE, MARTIN & RATTHE, MICHELLE M ADDRESS: V LOT S OF 5500 SW 196 LANE FOLIO: 5039 36 07 0530 VIOLATION(S):  1). FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN	<b>STATUS:</b> GIVEN UNTIL JULY 28, 2014, TO CORRECT  <b>CORRECTION PRIOR TO THE HEARING</b>
3.8	<b>CASE 2014 - 469</b>	OWNER(S): TARAZONA, MARCO AURELIO JR ADDRESS: 5940 SW 198 TERRACE FOLIO: 5039 35 07 0010 VIOLATION(S):  1). WORK WITHOUT A PERMIT (STRUCTURE IN THE REAR OF THE PROPERTY BEING BUILT) 2). WORK DONE WITHOUT A PERMIT (RIGHT OF WAY INSTALLATION OF TRENCH AND PIPES)	<b>STATUS:</b> GIVEN UNTIL JULY 28, 2014, TO CORRECT  <b>CORRECTION PRIOR TO THE HEARING</b>
3.9	<b>CASE 2014 - 470</b>	OWNER(S): SHIVA-VISHU TEMPLE OF SOUTH FLORIDA ADDRESS: 5661 DYKES ROAD FOLIO: 5040 32 14 0010 VIOLATION(S):  1). WORK WITHOUT A PERMIT	<b>STATUS:</b> GIVEN UNTIL JULY 28, 2014, TO CORRECT  <b>CORRECTION PRIOR TO THE HEARING</b>

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<p><b>3.10</b></p>	<p><b>CASE 2014 - 488</b></p>	<p>OWNER(S): JC HOLDINGS OF BROWARD LLC  ADDRESS: V LOT N OF 5591 MELALEUCA ROAD  FOLIO: 5040 35 01 0074  VIOLATION(S):</p> <p>1). FAILURE TO MAINTAIN PROPERTY AND  RIGHT OF WAY ALONG 130 AVE FROM BEING  OVERGROWN</p>	<p><b>STATUS:</b>  GIVEN UNTIL AUGUST 2ND,  2014, TO CORRECT</p> <p><b>CORRECTION PRIOR TO  THE HEARING</b></p>
<p><b>3.11</b></p>	<p><b>CASE 2014 - 492</b></p>	<p>OWNER(S): OTMANE, BEATA S  ADDRESS: 5950 SW 172 AVE  FOLIO: 5040 32 03 0010  VIOLATION(S):</p> <p>1). CERTIFICATE OF USE REQUIRED FOR THE  RENTAL TO MULTIPLE FAMILIES AT THE  PROPERTY</p>	<p><b>STATUS:</b>  GIVEN UNTIL AUGUST 5TH,  2014, TO CORRECT</p>
<p><b>3.12</b></p>	<p><b>CASE 2014 - 531</b></p>	<p>OWNER(S): BUHAMON, HARVIN ANDRES  ADDRESS: 17601 SW 65 CT  FOLIO: 5140 06 01 0211  VIOLATION(S):</p> <p>1). CLEARING/GRADING/FILLING BEING DONE  WITHOUT APPROVAL AND PERMITS</p>	<p><b>STATUS:</b>  GIVEN UNTIL AUGUST 18,  2014, TO CORRECT</p>
<p><b>3.13</b></p>	<p><b>CASE 2014 - 536</b></p>	<p>OWNER(S): IGLESIA CRISTIANA SENALES DE  VIDA INC  ADDRESS: 20850 GRIFFIN ROAD  FOLIO: 5039 27 03 0010  VIOLATION(S):</p> <p>1). FAILURE TO MAINTAIN PROPERTY,  PROPERTY IS OVERGROWN ON ALL AREAS</p>	<p><b>STATUS:</b>  GIVEN UNTIL AUGUST 17,  2014, TO CORRECT</p> <p><b>CORRECTION PRIOR TO  THE HEARING</b></p>



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<b>3.14</b>	<b>CASE 2014 - 543</b>	OWNER(S): PRINCE, LEE T ADDRESS: 5601 HANCOCK ROAD FOLIO: 5040 34 03 020 VIOLATION(S):  1). CLEARING WITHOUT APPROVAL AND PERMIT TO WIT: ROYAL PALMS AND OTHER SPECIES	<b>STATUS:</b> GIVEN UNTIL AUGUST 17, 2014, TO CORRECT
<b>3.15</b>	<b>CASE 2014 - 545</b>	OWNER(S): RODRIGUEZ, CARLOS M & LILLIAM V ADDRESS: 5000 SW 163 AVE FOLIO: 5040 32 01 0081 VIOLATION(S):  1). FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN ON ALL AREAS	<b>STATUS:</b> GIVEN UNTIL AUGUST 25, 2014, TO CORRECT
<b>3.16</b>	<b>CASE 2014 - 555</b>	OWNER(S): HSBC BANK USA ADDRESS: 6300 SW 136 AVE FOLIO: 5140 02 01 0134 VIOLATION(S):  1). FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN ON ALL AREAS	<b>STATUS:</b> GIVEN UNTIL AUGUST 24, 2014, TO CORRECT
<b>3.17</b>	<b>CASE 2014 - 598</b>	OWNER(S): NEMESH, ANNA & NEMESH, MARY ADDRESS: V LOT W OF 18200 SW 66 STREET FOLIO: 5140 06 03 0015 VIOLATION(S):  1). FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN ON ALL AREAS	<b>STATUS:</b> GIVEN UNTIL AUGUST 22ND, 2014, TO CORRECT

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**4. CITATIONS**

<b>4.1</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 OUT ON A NON PERMITTED DATE PER CODE	<b>STATUS:</b> CITATION 12825 ISSUED ON 08/01/14  <b>AMOUNT OF \$500.00 DUE</b>
<b>4.2</b>	<b>CASE 2014A 217</b>	-	OWNER(S): NOVALIS LLC ADDRESS: 5271 SW 136 AVE FOLIO: 5040 34 01 0060 VIOLATION(S):  1). ALARM INCIDENT IN EXCESS OF (TWO) 3 <sup>RD</sup> ALARM	<b>STATUS:</b> CITATION 12808 ISSUED ON 09/15/14  <b>PAYMENT OF \$50.00 RECEIVED PRIOR TO THE HEARING</b>
<b>4.3</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 PER CODE	<b>STATUS:</b> CITATION 12790 ISSUED ON 05/23/14  <b>AMOUNT OF \$500.00 DUE</b>
<b>4.4</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 PER CODE	<b>STATUS:</b> CITATION 12824 ISSUED ON 08/01/14  <b>AMOUNT OF \$500.00 DUE</b>



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<b>4.5</b>	<b>CASE 2014C 375</b>	OWNER(S): CLEMENTE, BETTY ADDRESS: 6541 MELALEUCA ROAD FOLIO: 5140 02 01 0137 VIOLATION(S):  1). BULK WASTE BEING USED BY NURSERY	<b>STATUS:</b> CITATION 12826 ISSUED ON 08/22/14  <b>PAYMENT OF \$450.00 MADE</b>
<b>4.6</b>	<b>CASE 2014A 443</b>	OWNER(S): PERL, CHAIM & SIGALIT ADDRESS: 13321 MUSTANG TRAIL FOLIO: 5140 02 03 0030 VIOLATION(S):  1). ALARM INCIDENT IN EXCESS OF 2 (TWO), 3 <sup>RD</sup> ALARM INCIDENT	<b>STATUS:</b> CITATION 12803 ISSUED ON 08/22/14  <b>PAYMENT OF \$450.00 MADE</b>

**5. FORECLOSURE AUTHORIZATION**

<b>5.1</b>	<b>CASE</b>	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	<b>STATUS:</b>
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**6. BSO COMMERCIAL MOTOR VEHICLE CITATIONS**

<b>6.1</b>	<b>CASE  BSO SW</b>	OWNER(S): ADDRESS: FOLIO: VIOLATION(S): <b>COMMERCIAL MOTOR VEHICLE CITATION</b>	<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.

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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).