

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

MINUTES

1. CALL SESSION TO ORDER

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

2.1	CASE 2013 - 515	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	STATUS: GIVEN UNTIL SEPTEMBER 1, 2014 FOR CORRECTION CORRECTION PRIOR TO THE REQUIRED DATE
2.2	CASE 2013 - 528	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	STATUS: GIVEN UNTIL SEPTEMBER 1, 2014 TO CORRECT CORRECTION PRIOR TO THE REQUIRED DATE
2.3	CASE 2013 - 598	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) (CORRECTED) 3). UNAUTHORIZED USE OF RIGHT-OF-WAY /SWALE WITHOUT PERMITS (CORRECTED)	STATUS: GIVEN UNTIL SEPTEMBER 1, 2014 TO CORRECT AMENDED ORDER TO COMPLY BY NOVEMBER 9, 2014 OR A FINE OF \$100.00 PER DAY. RETURN TO THE NOVEMBER 10, 2014 IF NOT IN COMPLIANCE.
2.4	CASE 2014 - 204	OWNER(S): GAVRILOUI, LUCIAN & SILVA ADDRESS: 14481 LAKE LANE FOLIO: 5040 27 01 0238 VIOLATION(S): 1). OVERGROWN PROPERTY	STATUS: GIVEN UNTIL SEPTEMBER 13, 2014 TO CORRECT FOUND IN VIOLATION FINE OF \$250.00 PER DAY SINCE

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			SEPTEMBER 13, 2014 AND \$150.00 ADMINISTRATIVE FEE. ORDER TO ABATE HAS BEEN GRANTED
2.5	CASE 2014 - 205	OWNER(S): GAVRILOUI, LUCIAN & SILVA ADDRESS: 14481 LAKE LANE FOLIO: 5040 27 01 0238 VIOLATION(S): 1). OVERGROWN PROPERTY	STATUS: GIVEN UNTIL SEPTEMBER 13, 2014 TO CORRECT FOUND IN VIOLATION FINE OF \$250.00 PER DAY SINCE SEPTEMBER 13, 2014 AND \$150.00 ADMINISTRATIVE FEE. ORDER TO ABATE HAS BEEN GRANTED
2.6	CASE 2014 - 271	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	STATUS: GIVEN UNTIL MAY 15, 2014 TO CORRECT CORRECTION PRIOR TO THE REQUIRED DATE
2.7	CASE 2013 - 293	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	STATUS: GIVEN UNTIL OCTOBER 6, 2014 TO CORRECT AMENDED ORDER TO COMPLY BY NOVEMBER 9, 2014 OR A FINE OF \$250.00 PER DAY. RETURN TO THE NOVEMBER 10, 2014 IF NOT IN COMPLIANCE.

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2.8	CASE 2014 - 315	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 APERMIT AND APPROVAL (POOL)	STATUS: GIVEN UNTIL SEPTEMBER 2, 2014 FOR CORRECTION CONTINUANCE GRANTED TO THE NOVEMBER 10, 2014 HEARING
2.9	CASE 2014 - 389	OWNER(S): ODAIYAR, ROXANNE H/E ADDRESS: 18950 SW 54 PL FOLIO: 5039 36 10 0330 VIOLATION(S): 1). WORK WITHOUT A PERMIT, CONVERSION OF GARAGE INTO LIVING PURPOSES	STATUS: GIVEN UNTIL SEPTEMBER 1, 2014 FOR CORRECTION CORRECTION PRIOR TO THE REQUIRED DATE
2.10	CASE 2014 - 401	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	STATUS: GIVEN UNTIL SEPTEMBER 13, 2014 TO CORRECT CORRECTION PRIOR TO THE REQUIRED DATE
2.11	CASE 2014 - 495	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	STATUS: GIVEN UNTIL SEPTEMBER 13, 2014 FOR CORRECTION FOUND IN VIOLATION, IMPOSED PENALTY OF \$250.00 PER DAY SINCE SEPTEMBER 13, 2014. ADMINISTRATIVE FEE OF \$150.00 AND REQUEST TO

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			ABATE APPROVED
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3. NEW CASES

3.1	CASE 2014 – 076	OWNER(S): JAFFE, LINDA ADDRESS: 14301 MUSTANG TRAIL FOLIO: 5140 03 01 0361 VIOLATION(S): 1). WORK BEING DONE WITHOUT APERMIT (DRIVEWAY AND CONCRETE COLUMNS WITH ELECTRICAL WORK ON THE FRONT OF THE PROPERTY)	STATUS: CONTINUED FROM SEPTEMBER 2, 2014 CORRECTION PRIOR TO THE REQUIRED DATE
3.2	CASE 2014 – 446	OWNER(S): GROSFELD, SALOMON & GROSFELD YVONNE ADDRESS: 4911 SW 173 WAY FOLIO: 5040 31 01 0046 VIOLATION(S): 1). OVERGROWN PROPERTY	STATUS: CONTINUED FROM JULY 28, 2014 CORRECTION PRIOR TO THE REQUIRED DATE
3.3	CASE 2014 – 460	OWNER(S): AJZ INVESTMENTS INC ADDRESS: 5821 SHERIDAN STREET FOLIO: 5040 30 00 0066 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN	STATUS: GIVEN UNTIL JULY 28, 2014 TO COMPLY CORRECTION PRIOR TO THE REQUIRED DATE
3.4	CASE 2014 – 461	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	STATUS: CONTINUED FROM, JULY 28, 2014 CORRECTION PRIOR TO THE REQUIRED DATE

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		2). PROPERTY IS FULL OF JUNK AND TRASH SUCH AS TIRES AND DEBRIS	
3.5	CASE 2014 – 462	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	STATUS: GIVEN UNTIL JULY 28, 2014 TO COMPLY. CORRECTION PRIOR TO THE REQUIRED DATE
3.6	CASE 2014 – 463	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	STATUS: GIVEN UNTIL JULY 28, 2014 TO COMPLY CORRECTION PRIOR TO THE REQUIRED DATE
3.7	CASE 2014 – 468	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	STATUS: GIVEN UNTIL JULY 28, 2014 TO CORRECT CORRECTION PRIOR TO THE REQUIRED DATE
3.8	CASE 2014 – 469	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)	STATUS: GIVEN UNTIL JULY 28 2014 TO CORRECT CORRECTION PRIOR TO THE REQUIRED DATE

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3.9	CASE 2014 – 470	OWNER(S): SHIVA-VISHU TEMPLE OF SOUTH FLORIDA ADDRESS: 5661 DYKES ROAD FOLIO: 5040 32 14 0010 VIOLATION(S): 1). WORK WITHOUT A PERMIT	STATUS: GIVEN UNTIL JULY 28 2014 TO CORRECT CORRECTION PRIOR TO THE REQUIRED DATE
3.10	CASE 2014 – 488	OWNER(S): JC HOLDINGS OF BROWARD LLC ADDRESS: V LOT N OF 5591 MELALEUCA ROAD FOLIO: 5040 35 01 0074 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY AND RIGHT OF WAY ALONG 130 AVE FROM BEING OVERGROWN	STATUS: GIVEN UNTIL AUGUST 2, 2014 TO CORRECT CORRECTION PRIOR TO THE REQUIRED DATE
3.11	CASE 2014 – 492	OWNER(S): OTMANE, BEATA S ADDRESS: 5950 SW 172 AVE FOLIO: 5040 32 03 010 VIOLATION(S): 1). CERTIFICATE OF USE REQUIRED FOR THE RENTAL TO MULTIPLE FAMILIES AT THE PROPERTY	STATUS: GIVEN UNTIL AUGUST 5, 2014 TO CORRECT GIVEN 60 DAYS TO CORRECT OR A FINE OF \$100.00 PER DAY. NO COURT COST. AMENDED SECTION OF THE CODE TO CORRECT SECTION NUMBER.
3.12	CASE 2014 – 531	OWNER(S): BUHAMON, HARVIN ANDRES 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 AUGUST 18 2014 TO CORRECT ADMITTED VIOLATION, GIVEN UNTIL NOVEMBER 9, 2014 TO CORRECT OR A FINE OF \$100.00 PER DAY. NO COURT COSTS

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3.13	CASE 2014 – 536	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA INC ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN ON ALL AREAS	STATUS: GIVEN UNTIL AUGUST 17, 2014 TO CORRECT CORRECTION PRIOR TO THE REQUIRED DATE
3.14	CASE 2014 – 543	OWNER(S): PRINCE, LEE T ADDRESS: 5601 HANCOCK ROAD FOLIO: 5040 34 03 0020 VIOLATION(S): 1). CLEARING WITHOUT APPROVAL AND PERMIT TO WIT: ROYAL PALMS AND OTHER SPECIES	STATUS: GIVEN UNTIL AUGUST 17, 2014 TO CORRECT GIVEN 10 DAYS TO CORRECT THE VIOLATION OR A FINE OF \$250.00 PER DAY AND \$150.00 ADMINISTRATIVE FEE. APPEAR AT THE NOVEMBER 10, 2014
3.15	CASE 2014 – 545	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	STATUS: GIVEN UNTIL AUGUST 25, 2014 TO CORRECT CORRECTION PRIOR TO THE REQUIRED DATE
3.16	CASE 2014 – 555	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	STATUS: GIVEN UNTIL AUGUST 24, 2014 TO CORRECT CORRECTION PRIOR TO THE REQUIRED DATE

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3.17	CASE 2014 – 508	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	STATUS: GIVEN UNTIL AUGUST 22, 2014 TO CORRECT FOUND IN VIOLATION, GIVEN 10 DAYS OR UNTIL OCTOBER 17, 2014 TO CORRECT OR A FINE OF \$250.00 PER DAY AND \$150.00 ADMINISTRATIVE FEE. RETURN TO THE NOVEMBER 10, 2014 HEARING DATE
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4. CITATIONS

4.1	CASE 2014C- 186	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	STATUS: CITATION 12825 ISSUED ON 08/01/14 IMPOSED FINE OF \$500.00 PLUS \$150.00 ADMINISTRATIVE FEE
4.2	CASE 2014A- 217	OWNER(S): NOVALIS LLC ADDRESS: 5271 SW 136 AVE FOLIO: 5040 34 01 0060 VIOLATION(S): 1). ALARM INCIDENT IN EXCESS OF (TWO) 3 RD ALARM	STATUS: CITATION 12792 ISSUED ON 07/23/14 PAYMENT OF FINE PRIOR TO HEARING \$50.00
4.3	CASE 2014C- 301	OWNER(S): AMADOR, YIZEL H/E MARTIN. CARLOS A ADDRESS: 5150 SW 192 TERRACE FOLIO: 5039 36 11 0100 VIOLATION(S):	STATUS: CITATION 12790 ISSUED ON 06/20/14 FINE IMPOSED IN THE AMOUNT OF \$500.00 PLUS

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		1). BULK OUT FOR PICK UP ON NON PERMITTED DATE	\$150.00 ADMINISTRATIVE FEE
4.4	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 OUT FOR PICK UP ON NON PERMITTED DATE	STATUS: CITATION 12824 ISSUED ON 08/01/14 FINE IMPOSED IN THE AMOUNT OF \$500.00 PLUS \$150.00 ADMINISTRATIVE FEE
4.5	CASE 2014C- 2375	OWNER(S): CLEMENTE, BETTY ADDRESS: 6541 MELALEUCA ROAD FOLIO: 5140 02 01 0137 VIOLATION(S): 1). BULK OUT FOR PICK UP ON A NON PERMITTED DATE	STATUS: CITATION 12826 ISSUED ON 08/22/14 PAYMENT OF FINE PRIOR TO THE HEARING \$450.00
4.6	CASE 2014A- 443	OWNER(S): PERL, CAHIM & SIGALIT ADDRESS: 13321 MUSTANG TRAIL FOLIO: 5140 02 03 0030 VIOLATION(S): 1). ALARM INCIDENT IN EXCESS OF (2) TWO: 3RD FALSE ALARM	STATUS: CITATION 12803 ISSUED ON 08/22/14 PAYMENT OF FINE PRIOR TO THE HEARING \$450.00

5. FORECLOSURE AUTHORIZATION

5.1	CASE	OWNER(S): ADDRESS: VIOLATION(S): 1).	STATUS:
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6. 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).