

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
NOVEMBER 3, 2015
9:00 A.M.**

1. CALL SESSION TO ORDER

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

2.1	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 APPROVAL AND PERMITS	STATUS: GIVEN UNTIL NOVEMBER 2, 2015 FOR CORRECTION.
2.2	CASE 2015 - 051	OWNER(S): DULAM FARMS LLC ADDRESS: V LOT S OF 16600 SW 64 STREET FOLIO: 5140 05 30 0150 VIOLATION(S): 1). CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	STATUS: GIVEN UNTIL NOVEMBER 2, 2015 FOR CORRECTION.
2.3	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 NOVEMBER 2, 2015 FOR CORRECTION.
2.4	CASE 2015 - 226	OWNER(S): VICTOR HUGO PADILLA RIVAS ADDRESS: 14101 LURAY ROAD FOLIO: 5140 03 01 0190 VIOLATION(S): 1). WORK WITHOUT A PERMIT, TEMPORARY TRAILER CONVERTED INTO A PERMANENT STRUCTURE WITHOUT A PERMIT	STATUS: GIVEN UNTIL NOVEMBER 2, 2015 FOR CORRECTION.

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2.5	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 NOVEMBER 2, 2015 FOR CORRECTION.
2.6	CASE 2015 - 277	OWNER(S): LAAROUSSI, IMADEDINE & RAQUEL ADDRESS: 19000 SW 56 STREET FOLIO: 5039 36 10 0420 VIOLATION(S): 1). OPERATING A BUSINESS WITHOUT A CERTIFICATE OF USE 2). WORK WITHOUT A PERMIT TO WIT: STRUCTURES BUILT WITHOUT A PERMIT	STATUS: GIVEN UNTIL NOVEMBER 2, 2015 FOR CORRECTION.
2.7	CASE 2015 - 280	OWNER(S): ZORMA BROWARD PF 23 ADDRESS: 5775 SW 130 AVE FOLIO: 5040 35 09 0010 VIOLATION(S): 1). WORK WITHOUT A PERMIT TO WIT: STRUCTURES BUILT WITHOUT A PERMIT	STATUS: GIVEN UNTIL NOVEMBER 2, 2015 FOR CORRECTION.
2.8	CASE 2015 - 281	OWNER(S): JOHN GARCIA ADDRESS: 5775 SW 130 AVE FOLIO: 5040 35 09 0020 VIOLATION(S): 1). WORK WITHOUT A PERMIT TO WIT: STRUCTURES BUILT WITHOUT A PERMIT	STATUS: GIVEN UNTIL NOVEMBER 2, 2015 FOR CORRECTION.
2.9	CASE 2015 - 405	OWNER(S): NAGANPOOLIL, MARY-SHAILA ADDRESS: V LOT W OF 19000 SW 61 MANOR FOLIO: 5039 36 10 0720 VIOLATION(S):	STATUS: GIVEN UNTIL NOVEMBER 2, 2015 FOR CORRECTION. CORRECTION PRIOR TO

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		1). CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	THE HEARING
2.10	CASE 2015 - 432	OWNER(S): LARSEN, HANS HENNING ADDRESS: 6820 APPALOOSA TRAIL FOLIO: 5140 02 01 0261 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN	STATUS: FINAL ORDER ISSUED ON OCTOBER 6, 2015 TO COMPLY BY OCTOBER 16, 2015 OR A FINE OF \$250.00 PER DAY IN VIOLATION SINCE OCTOBER 16, 2015

3. REPEAT VIOLATIONS

3.1	CASE 2014 - 097	OWNER(S): CLAIRVIEW HOMES INC ADDRESS: 13601 BELLA RANCH LANE FOLIO: 5040 34 06 0011 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY FROM BEING OVERGROWN	STATUS: NOTICE OF REPEAT VIOLATION HEARING ISSUED ON 09/29/15 ORDER IMPOSING FINE ISSUED ON MAY 6, 2014
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4. NEW CASES

4.1	CASE 2014 - 438	OWNER(S): CACCAVALE, JESSICA J ADDRESS: 17620 SW 65 CT FOLIO: 5140 06 01 0201 VIOLATION(S): 1). WORK DONE WITHOUT A PERMIT. CONSTRUCTION OF BUILDING ON SITE	STATUS: NOTICE OF VIOLATION ISSUED ON JULY 17, 2014
4.2	CASE 2015 - 369	OWNER(S): RODRIGUEZ, LUIS & RODRIGUEZ, ROSA S ADDRESS: 15600 SW 54 PLACE FOLIO: 5040 33 18 0010	STATUS: NOTICE OF VIOLATION ISSUED ON AUGUST 18, 2015 TO COMPLY BY AUGUST 31, 2015

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		VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN	CORRECTION PRIOR TO THE HEARING
4.3	CASE 2015 416 -	OWNER(S): WACHTEL, YEHUDA ADDRESS: 5050 SW 178 AVE FOLIO: 5040 31 01 0020 VIOLATION(S): 1). STORAGE OF COMMERCIAL VEHICLES AND EQUIPMENT ON PROPERTY 2). USING PROPERTY AS A STAGING AREA FOR BUSINESS NOT ALLOWED IN ZONING DISTRICT	STATUS: NOTICE OF VIOLATION ISSUED ON AUGUST 19, 2015 TO COMPLY BY AUGUST 31, 2015
4.4	CASE 2015 425 -	OWNER(S): RANCHO HOLDINGS LLC ADDRESS: V LOT W OF 12850 LURAY ROAD FOLIO: 5140 02 01 0301 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY. PROPERTY IS OVERGROWN	STATUS: NOTICE OF VIOLATION ISSUED ON AUGUST 20, 2015 TO COMPLY BY SEPTEMBER 1, 2015
4.5	CASE 2015 428 -	OWNER(S): MCGUINN, M & ELIZABETH K ADDRESS: 14600 SUNSET LANE FOLIO: 5140 03 01 0037 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY, TREES IN THE FRONT OF THE PROPERTY RESULTING ON A NUISANCE BLOCKING THE WATERWAY	STATUS: NOTICE OF VIOLATION ISSUED ON AUGUST 20, 2015 TO COMPLY BY SEPTEMBER 4, 2015
4.6	CASE 2015 434 -	OWNER(S): RANCHO HOLDINGS LLC ADDRESS: V LOT E OF 12850 LURAY ROAD FOLIO: 5140 02 01 0281 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY. PROPERTY IS OVERGROWN	STATUS: NOTICE OF VIOLATION ISSUED ON AUGUST 25, 2015 TO COMPLY BY SEPTEMBER 7, 2015

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4.7	CASE 2015 446	- OWNER(S): CUSANO, SHERRY H/E CUSANO, JOHN ADDRESS: 4800 SW 164 TERRACE FOLIO: 5040 32 05 1200 VIOLATION(S): 1). PARKING OF COMMERCIAL VEHICLES ON THE PROPERTY BEYOND THE ONE VEHICLE ALLOWED	STATUS: NOTICE OF VIOLATION ISSUED ON SEPTEMBER 1, 2015 TO COMPLY BY SEPTEMBER 14, 2015
4.8	CASE 2015 455	- OWNER(S): MARKUSCHAMER, ENRIQUE GRAPA ADDRESS: 14641 SHERIDAN STREET FOLIO: 5140 03 01 0049 VIOLATION(S): 1). CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PEMITS	STATUS: NOTICE OF VIOLATION ISSUED ON SEPTEMBER 11, 2015 TO COMPLY BY SEPTEMBER 25, 2015
4.9	CASE 2015 490	- OWNER(S): ORTIZ, REV LIV TR ADDRESS: 4900 SW 192 TERRACE FOLIO: 5039 36 14 0060 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY. PROPERTY IS OVERGROWN	STATUS: NOTICE OF VIOLATION ISSUED ON SEPTEMBER 21, 2015 TO COMPLY BY OCTOBER 3, 2015 CORRECTION PRIOR TO THE HEARING
4.10	CASE 2015 491	- OWNER(S): SUNSHINE BROMELIADS NURSERY LLC ADDRESS: 14741 SHERIDAN STREET FOLIO: 5140 03 01 0056 VIOLATION(S): 1). CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PEMITS	STATUS: NOTICE OF VIOLATION ISSUED ON SEPTEMBER 22, 2015 TO COMPLY BY OCTOBER 3, 2015
4.11	CASE 2015 493	- OWNER(S): BERGERON US 27 LLC ADDRESS: V LOT NE CORNER OF US 27 AND STIRLING ROAD FOLIO: 5039 34 01 0570	STATUS: NOTICE OF VIOLATION ISSUED ON SEPTEMBER 23, 2015 TO COMPLY BY OCTOBER 5, 2015

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		VIOLATION(S): 1). CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PEMITS	CORRECTION PRIOR TO THE HEARING
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5. CITATIONS

5.1	CASE 2015A - 179	OWNER(S): BARBARA BURK & STEVEN BURK ADDRESS: 4780 SW 142 AVE FOLIO: 5140 27 01 0239 VIOLATION(S): 1). FALSE ALARM IN EXCESS OF TWO (2); 3 RD FALSE ALARM	STATUS: CIVIL VIOLATION 13063 ISSUED ON 09/14/15 AMOUNT OF \$50.00 DUE TO THE TOWN SOUTHWEST RANCHES
5.2	CASE 2015C - 340	OWNER(S): NOEMI ENTERPRISES INC ADDRESS: V LOT S OF 6221 SW 166 AVE FOLIO: 5140 05 01 0162 VIOLATION(S): 1). BULK OUT FOR PICK UP ON A VACANT LOT, NONE ALLOWED BY CODE	STATUS: CIVIL VIOLATION 13023 ISSUED ON 09/25/15 AMOUNT OF \$500.00 DUE TO THE TOWN SOUTHWEST RANCHES
5.3	CASE 2015A - 371	OWNER(S): PENALVER ALBERTO G & NORA ADDRESS: 4930 SW 193 LANE FOLIO: 5039 36 06 0120 VIOLATION(S): 1). FALSE ALARM IN EXCESS OF TWO (2); 3 RD FALSE ALARM	STATUS: CIVIL VIOLATION 13055 ISSUED ON 09/10/15 AMOUNT OF \$50.00 DUE TO THE TOWN SOUTHWEST RANCHES
5.4	CASE 2015A - 382	OWNER(S): CURTIS JAMES INVESTMENTS ADDRESS: 6670 DYKES ROAD FOLIO: 5140 04 13 0017 VIOLATION(S): 1). FALSE ALARM IN EXCESS OF TWO (2); 4TH FALSE ALARM	STATUS: CIVIL VIOLATION 13051 ISSUED ON 09/10/15 PAYMENT OF VIOLATION PRIOR TO THE HEARING

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5.5	CASE 2015A - 382	OWNER(S): CURTIS JAMES INVESTMENTS ADDRESS: 6670 DYKES ROAD FOLIO: 5140 04 13 0017 VIOLATION(S): 1). FALSE ALARM IN EXCESS OF TWO (2); 3RD FALSE ALARM	STATUS: CIVIL VIOLATION 13050 ISSUED ON 09/10/15 PAYMENT OF VIOLATION PRIOR TO THE HEARING
5.6	CASE 2015A - 382	OWNER(S): CURTIS JAMES INVESTMENTS ADDRESS: 6670 DYKES ROAD FOLIO: 5140 04 13 0017 VIOLATION(S): 1). FALSE ALARM IN EXCESS OF TWO (2); 5TH FALSE ALARM	STATUS: CIVIL VIOLATION 13053 ISSUED ON 09/10/15 PAYMENT OF VIOLATION PRIOR TO THE HEARING
5.7	CASE 2015A - 382	OWNER(S): CURTIS JAMES INVESTMENTS ADDRESS: 6670 DYKES ROAD FOLIO: 5140 04 13 0017 VIOLATION(S): 1). FALSE ALARM IN EXCESS OF TWO (2); 6TH FALSE ALARM	STATUS: CIVIL VIOLATION 13052 ISSUED ON 09/10/15 PAYMENT OF VIOLATION PRIOR TO THE HEARING
5.8	CASE 2015A - 382	OWNER(S): CURTIS JAMES INVESTMENTS ADDRESS: 6670 DYKES ROAD FOLIO: 5140 04 13 0017 VIOLATION(S): 1). FALSE ALARM IN EXCESS OF TWO (2); 7TH FALSE ALARM	STATUS: CIVIL VIOLATION 13054 ISSUED ON 09/10/15 PAYMENT OF VIOLATION PRIOR TO THE HEARING
5.9	CASE 2015A - 382	OWNER(S): RANCHES AUTO CARE & TIRE INC ADDRESS: 6500 DYKES ROAD FOLIO: 5140 04 13 0013 VIOLATION(S): 1). FALSE ALARM IN EXCESS OF TWO (2); 3RD FALSE ALARM	STATUS: CIVIL VIOLATION 13058 ISSUED ON 09/10/15 PAYMENT OF VIOLATION PRIOR TO THE HEARING

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5.10	CASE 2015A - 382	OWNER(S): RANCHES AUTO CARE & TIRE INC ADDRESS: 6500 DYKES ROAD FOLIO: 5140 04 13 0013 VIOLATION(S): 1). FALSE ALARM IN EXCESS OF TWO (2); 4TH FALSE ALARM	STATUS: CIVIL VIOLATION 13059 ISSUED ON 09/10/15 PAYMENT OF VIOLATION PRIOR TO THE HEARING
5.11	CASE 2015A - 393	OWNER(S): CODNER, ROXANNE H/E MCLEAN, GILBERT ADDRESS: 15131 WHETSTONE WAY FOLIO: 5040 33 02 0260 VIOLATION(S): 1). FALSE ALARM IN EXCESS OF TWO (2); 3RD FALSE ALARM	STATUS: CIVIL VIOLATION 13060 ISSUED ON 09/11/15 PAYMENT OF VIOLATION PRIOR TO THE HEARING
5.12	CASE 2015A - 393	OWNER(S): CODNER, ROXANNE H/E MCLEAN, GILBERT ADDRESS: 15131 WHETSTONE WAY FOLIO: 5040 33 02 0260 VIOLATION(S): 1). FALSE ALARM IN EXCESS OF TWO (2); 4TH FALSE ALARM	STATUS: CIVIL VIOLATION 13061 ISSUED ON 09/11/15 PAYMENT OF VIOLATION PRIOR TO THE HEARING

6. FORECLOSURE AUTHORIZATIONS

6.1	CASE 2009C - 035	OWNER(S): AGUDEL, MARIBEL H/E ADDRESS: 5310 SW 172 AVE FOLIO: 5040 32 02 0067 VIOLATION(S): 1). BULK ON A NON PERMITTED DATE	STATUS: NOTICE OF FORECLOSURE ISSUED ON 09/08/15 IMPOSITION OF FINE ON MARCH 24, 2009 LIEN IN THE AMOUNT OF \$650.00 DUE TO THE TOWN
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6.2	CASE 2009C - 257	OWNER(S): CAPRIO, JOSEPH ADDRESS: 5650 THOROUGHbred LANE FOLIO: 5040 34 03 0090 VIOLATION(S): 1). BULK OUT ON A NON PERMITTED DATE	STATUS: NOTICE OF FORECLOSURE ISSUED ON 09/28/15 IMPOSITION OF FINE ON AUGUST 11, 2009 PAYMENT OF THE LIEN PRIOR TO THE HEARING
6.3	CASE 2009C - 375	OWNER(S): VELASQUEZ, JAIME A ADDRESS: 4990 SW 148 AVE FOLIO: 5040 34 01 0633 VIOLATION(S): 1). BULK ON A NON PERMITTED DATE	STATUS: NOTICE OF FORECLOSURE ISSUED ON 09/04/15 IMPOSITION OF FINE ON NOVEMBER 9, 2009 PAYMENT OF THE LIEN PRIOR TO THE HEARING
6.4	CASE 2009C - 376	OWNER(S): GARCIA, JEANETTE H/E ADDRESS: 14671 W PALOMINO DRIVE FOLIO: 5040 27 01 0236 VIOLATION(S): 1). BULK ON A NON PERMITTED DATE	STATUS: NOTICE OF FORECLOSURE ISSUED ON 09/08/15 IMPOSITION OF FINE ON AUGUST 3, 2010 LIEN IN THE AMOUNT OF \$650.00 DUE TO THE TOWN
6.5	CASE 2009 - 441	OWNER(S): ADILI, MIRYAHYA ADDRESS: 5455 SW 145 AVE FOLIO: 5040 34 01 0571 VIOLATION(S): 1). ASSEMBLY WITHOUT PERMIT	STATUS: NOTICE OF FORECLOSURE ISSUED ON 09/08/15 IMPOSITION OF FINE ON DECEMBER 1, 2009 LIEN IN THE AMOUNT OF \$1,000.00 DUE TO THE

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6.6	CASE 2009C - 472	OWNER(S): ABURTO, JANETTE T ADDRESS: 5031 SW 188 AVE FOLIO: 5039 36 02 0210 VIOLATION(S): 1). BULK ON A NON PERMITTED DATE	STATUS: NOTICE OF FORECLOSURE ISSUED ON 09/08/15 IMPOSITION OF FINE ON DECEMBER 7, 2010 LIEN IN THE AMOUNT OF \$650.00 DUE TO THE TOWN
6.7	CASE 2009C - 476	OWNER(S): CANET, JULIA & ORIETTA ADDRESS: 7101 SW 182 WAY FOLIO: 5040 06 03 0064 VIOLATION(S): 1). BULK ON A NON PERMITTED DATE	STATUS: NOTICE OF FORECLOSURE ISSUED ON 09/08/15 IMPOSITION OF FINE ON JUNE 1, 2009 PAYMENT OF THE LIEN PRIOR TO THE HEARING
6.8	CASE 2010C - 106	OWNER(S): SHOKRIPOUR, SHERRY A ADDRESS: 5520 SW 166 AVE FOLIO: 5040 32 05 0210 VIOLATION(S): 1). BULK ON A NON PERMITTED DATE	STATUS: NOTICE OF FORECLOSURE ISSUED ON 09/28/15 IMPOSITION OF FINE ON MAY 3, 2011 PAYMENT OF THE LIEN PRIOR TO THE HEARING

7. LIEN MITIGATION REQUESTS

7.1	CASE 2012 -	OWNER(S): MANTEL, DEBRA ADDRESS: 5720 SW 166 AVE	STATUS: FORECLOSURE NOTICE ISSUED
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	<p>480</p>	<p>FOLIO: 5040 32 05 0150</p> <p>1). FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN AND FULL OF JUNK AND TRASH</p>	<p>ON APRIL 7, 2015</p> <p>ORDER AUTHORIZING FORECLOSURE ON APRIL 7, 2015</p> <p>IMPOSITION OF PENALTY ON DECEMBER 4, 2012 PAYMENT OF \$20,000.00 ON 09/30/15</p> <p>LIEN IN THE AMOUNT OF \$74,528.39 DUE TO THE TOWN OF SOUTHWEST RANCHES</p> <p>REQUEST FOR EXTENSION OF TIME AND PAYMENT PLAN ON THE AMOUNT OF \$74,528.39</p>
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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).