

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  
DECEMBER 1, 2015  
9:00 A.M.**

**1. CALL SESSION TO ORDER**

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

2.1	<b>CASE 2015 - 212</b>	OWNER(S): ALFREDO AND MOLLY REGO MOLLY ADDRESS: 17900 SW 63 MANOR FOLIO: 5140 06 08 0030 VIOLATION(S):  1). CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	<b>STATUS:</b> AMENDED ORDER TO COMPLY BY NOVEMBER 30, 2015
2.2	<b>CASE 2015 - 276</b>	OWNER(S): RODOPE BROTHERS INVESTMENTS ADDRESS: 5700 SW 163 AVE FOLIO: 5040 32 04 0020 VIOLATION(S):  1). WORK WITHOUT A PERMIT	<b>STATUS:</b> CONTINUED CASE TO DECEMBER 1, 2015
2.3	<b>CASE 2015 - 280</b>	OWNER(S): ZORMA BROWARD PF ADDRESS: 5775 SW 130 AVE FOLIO: 5040 35 09 0010 VIOLATION(S):  1). WORK WITHOUT A PERMIT	<b>STATUS:</b> AMENDED ORDER TO COMPLY BY NOVEMBER 30, 2015
2.4	<b>CASE 2015 - 281</b>	OWNER(S): JOHN GARCIA ADDRESS: 5775 SW 130 AVE FOLIO: 5040 35 09 0020 VIOLATION(S):  1). WORK WITHOUT A PERMIT	<b>STATUS:</b> WORK WITHOUT A PERMIT
2.5	<b>CASE 2015 - 314</b>	OWNER(S): ALDERMAN, DENNIS ADDRESS: V LOT E OF 4860 SW 193 LANE FOLIO: 5039 25 10 0020 VIOLATION(S):  1). FILL NO PERMIT	<b>STATUS:</b> GIVEN UNTIL NOVEMBER 30, 2015 FOR CORRECTION.  <b>CORRECTION PRIOR TO THE HEARING</b>

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<b>2.6</b>	<b>CASE 2015 - 416</b>	OWNER(S): WACHTEL, YEHUDA ADDRESS: 5050 SW 178 AVE FOLIO: 5040 31 01 0020 VIOLATION(S):  1). STORAGE OF COMMERCIAL VEHICLES AND EQUIPMENT ON THE PROPERTY 2). USING PROPERTY AS STAGING AREA FOR BUSINESS NOT ALLOWED IN ZONING DISTRICT	<b>STATUS:</b> GIVEN UNTIL NOVEMBER 30, 2015 FOR CORRECTION.
<b>2.7</b>	<b>CASE 2015 - 425</b>	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	<b>STATUS:</b> GIVEN UNTIL NOVEMBER 30, 2015 FOR CORRECTION.
<b>2.8</b>	<b>CASE 2015 - 434</b>	OWNER(S): RANCHO HOLDINGS LLC ADDRESS: V LOT W OF 12850 LURAY ROAD FOLIO: 5140 02 01 0281 VIOLATION(S):  1). FAILURE TO MAINTAIN PROPERTY. PROPERTY IS OVERGROWN	<b>STATUS:</b> GIVEN UNTIL NOVEMBER 30, 2015 FOR CORRECTION.
<b>2.9</b>	<b>CASE 2015 - 446</b>	OWNER(S): CUSANO, SHERRY H/E ADDRESS: 4800 SW 164 TERRACE FOLIO: 5040 32 05 1200 VIOLATION(S):  1). STORAGE OF COMMERCIAL VEHICLES BEYOND WHAT IS ALLOWED UNDER THE CODE	<b>STATUS:</b> GIVEN UNTIL NOVEMBER 13, 2015 FOR CORRECTION.

**3. REPEAT VIOLATIONS**

<b>3.1</b>	<b>CASE</b>	OWNER(S): ADDRESS:	<b>STATUS:</b>
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		FOLIO: VIOLATION(S):	
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**4. NEW CASES**

<b>4.1</b>	<b>CASE 2015 411</b>	-	OWNER(S): LIAW, SU JIN ADDRESS: V LOT E OF 17100 GRIFFIN ROAD FOLIO: 5040 29 01 0443 VIOLATION(S):  1). CLEARING/GRADING/FILLING BEING DONE WITHOUT A PERMI	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON AUGUST 19, 2015.  <b>CORRECTION PRIOR TO THE HEARING</b>
<b>4.2</b>	<b>CASE 2015 484</b>	-	OWNER(S): RODRIGUEZ, LUIS & RODRIGUEZ, DHYANA ADDRESS: 5880 SW 166 AVE FOLIO: 5040 32 05 0120 VIOLATION(S):  1). FAILURE TO MAINTAIN PROPERTY STORM WATER TO RUN OFF UNTO ADJACENT PROPERTIES AND RIGHT OF WAY (CORRECTION) 2). FAILURE TO OBTAIN PERMIT FOR GRAVEL DRIVEWAY ON THE NORTH PROPERTY LINE	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON SEPTEMBER 21, 2015 TO COMPLY BY OCTOBER 2, 2015  <b>CORRECTION PRIOR TO THE HEARING</b>
<b>4.3</b>	<b>CASE 2015 520</b>	-	OWNER(S): EUGENE, JEAN GINST EST ADDRESS: 5921 SW 196 LANE FOLIO: 5039 36 07 0010 VIOLATION(S):  1). FAILURE TO MAINTAIN PROPERTY. PROPERTY IS OVERGROWN ALONG SOUTH PROPERTY LINE NEXT TO STIRLING ROAD	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON OCTOBER 13, 2015 TO COMPLY BY OCTOBER 25, 2015
<b>4.4</b>	<b>CASE 2015</b>	-	OWNER(S): TERRA RANCHES COMMUNITY ASSN INC	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED

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<b>544</b>	ADDRESS: V LOT ALONG 172 AVE FOLIO: 5140 05 32 0120 VIOLATION(S):  1). FAILURE TO MAINTAIN PROPERTY. PROPERTY IS OVERGROWN 2. FAILURE TO REMOVE INVASIVE SPECIES ALONG NORTH PROPERTY LINE	ON OCTOBER 20, 2015 TO COMPLY BY NOVEMBER 2, 2015
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**5. CITATIONS**

<b>5.1</b>	<b>CASE 2015A - 101</b>	OWNER(S): GASTALDI, ISABELLA ADDRESS: 14195 OLD SHERIDAN STREET FOLIO: 5140 03 05 0010 VIOLATION(S):  1). FALSE ALARM IN EXCESS OF TWO (2); 3 <sup>RD</sup> FALSE ALARM	<b>STATUS:</b> CIVIL VIOLATION 12954 ISSUED ON 11/02/15  <b>PAYMENT OF VIOLATION PRIOR TO HEARING</b>
<b>5.2</b>	<b>CASE 2015A - 179</b>	OWNER(S): BURK, BARBARA ADDRESS: 4780 SW 142 AVE FOLIO: 5040 27 01 0239 VIOLATION(S):  1). FALSE ALARM IN EXCESS OF TWO (2); 4TH FALSE ALARM	<b>STATUS:</b> CIVIL VIOLATION 12960 ISSUED ON 11/06/15  <b>AMOUNT OF \$250.00 DUE TO THE TOWN SOUTHWEST RANCHES</b>
<b>5.3</b>	<b>CASE 2015C - 210</b>	OWNER(S): MARKUSCHAMER, ENRIQUE GRAPA ADDRESS: 14641 SHERIDAN STREET FOLIO: 5140 03 01 0049 VIOLATION(S):  1). BULK OVER 12 YARDS MAXIMUM FOR PICK UP	<b>STATUS:</b> CIVIL VIOLATION 13066 ISSUED ON 10/13/15  <b>PAYMENT OF VIOLATION PRIOR TO HEARING</b>
<b>5.4</b>	<b>CASE 2015A - 230</b>	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S):	<b>STATUS:</b> CIVIL VIOLATION 12955 ISSUED ON 11/02/15  <b>AMOUNT OF \$250.00 DUE TO</b>

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		1). FALSE ALARM IN EXCESS OF TWO (2); 8 <sup>th</sup> FALSE ALARM	<b>THE TOWN SOUTHWEST RANCHES</b>
<b>5.5</b>	<b>CASE 2015A - 230</b>	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S):  1). FALSE ALARM IN EXCESS OF TWO (2); 9 <sup>th</sup> FALSE ALARM	<b>STATUS:</b> CIVIL VIOLATION 12956 ISSUED ON 11/02/15  <b>AMOUNT OF \$250.00 DUE TO THE TOWN SOUTHWEST RANCHES</b>
<b>5.6</b>	<b>CASE 2015A - 230</b>	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S):  1). FALSE ALARM IN EXCESS OF TWO (2); 10 <sup>th</sup> FALSE ALARM	<b>STATUS:</b> CIVIL VIOLATION 12957 ISSUED ON 11/02/15  <b>AMOUNT OF \$250.00 DUE TO THE TOWN SOUTHWEST RANCHES</b>
<b>5.7</b>	<b>CASE 2015C - 308</b>	OWNER(S): ALADE, MOSES & JOSEPHINE ADDRESS: 4901 SW 193 LANE FOLIO: 5039 36 06 0040 VIOLATION(S):  1). BULK OUT ON A NON PERMITTED DATE PER CODE	<b>STATUS:</b> CIVIL VIOLATION 12931 ISSUED ON 10/23/15
<b>5.8</b>	<b>CASE 2015A - 318</b>	OWNER(S): MISIR, REWTIE & KAMALDAI ADDRESS: 5575 SW 198 TERRACE FOLIO: 5039 35 08 0250 VIOLATION(S):  1). FALSE ALARM IN EXCESS OF TWO (2); 3RD FALSE ALARM	<b>STATUS:</b> CIVIL VIOLATION 12961 ISSUED ON 11/06/15  <b>AMOUNT OF \$50.00 DUE TO THE TOWN OF SOUTHWEST RANCHES</b>

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<b>5.9</b>	<b>CASE 2015A - 320</b>	OWNER(S): GOLDSON FIDEL S JR GOLDSON, DESMOND ADDRESS: 12801 MUSTANG TRAIL FOLIO: 5140 02 01 0230 VIOLATION(S):  1). FALSE ALARM IN EXCESS OF TWO (2); 3 <sup>RD</sup> FALSE ALARM	<b>STATUS:</b> CIVIL VIOLATION 12952 ISSUED ON 11/02/15  <b>PAYMENT OF VIOLATION PRIOR TO THE HEARING</b>
<b>5.10</b>	<b>CASE 2015A - 363</b>	OWNER(S): VEGA, VIVIAN M ADDRESS: 5110 SW 173 WAY FOLIO: 5040 31 01 0038 VIOLATION(S):  1). FALSE ALARM IN EXCESS OF TWO (2); 3 <sup>RD</sup> FALSE ALARM	<b>STATUS:</b> CIVIL VIOLATION 12953 ISSUED ON 11/02/15  <b>PAYMENT OF VIOLATION PRIOR TO THE HEARING</b>
<b>5.11</b>	<b>CASE 2015A - 386</b>	OWNER(S): PRADILLA, CARLOS & PATRICIA & PRADILLA, DANIEL ADDRESS: 18900 SW 63 STREET FOLIO: 5139 01 07 0010 VIOLATION(S):  1). FALSE ALARM IN EXCESS OF TWO (2); 3 <sup>RD</sup> FALSE ALARM	<b>STATUS:</b> CIVIL VIOLATION 12958 ISSUED ON 11/02/15  <b>PAYMENT OF VIOLATION PRIOR TO THE HEARING</b>
<b>5.12</b>	<b>CASE 2015C - 443</b>	OWNER(S): PEREZ, CARLOS & CINDY ADDRESS: 13750 E PALOMINO DRIVE FOLIO: 5040 34 01 0010 VIOLATION(S):  1). BULK OUT ON A NON PERMITTED DATE PER CODE	<b>STATUS:</b> CIVIL VIOLATION 13068 ISSUED ON 10/26/15  <b>PAYMENT OF VIOLATION PRIOR TO THE HEARING</b>
<b>5.13</b>	<b>CASE 2015A - 464</b>	OWNER(S): SANCHEZ, CARMEN & SANCHEZ, ENIG ADDRESS: 5400 SW 160 AVE FOLIO: 5040 32 01 0094 VIOLATION(S):  1). FALSE ALARM IN EXCESS OF TWO (2); 3 <sup>RD</sup>	<b>STATUS:</b> CIVIL VIOLATION 12948 ISSUED ON 10/28/15  <b>PAYMENT OF VIOLATION PRIOR TO THE HEARING</b>

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		FALSE ALARM	
<b>5.14</b>	<b>CASE 2015C - 531</b>	OWNER(S): AMADOR, MARIA ADDRESS: 14601 SHERIDAN STREET FOLIO: 5140 03 01 0064 VIOLATION(S):  1). BULK OUT ON NON PERMITTED DATE PER CODE	<b>STATUS:</b> CIVIL VIOLATION 13070 ISSUED ON 10/26/15  <b>PAYMENT OF VIOLATION PRIOR TO THE HEARING</b>
<b>5.15</b>	<b>CASE 2015C - 537</b>	OWNER(S): AGUDEL, MARIBEL H/E MEJIA, JUAN DIEGO ADDRESS: 5310 SW 172 AVE FOLIO: 5040 32 02 0067 VIOLATION(S):  1). BULK OUT ON A NON PERMITTED DATE	<b>STATUS:</b> CIVIL VIOLATION 12933 ISSUED ON 11/06/15
<b>5.16</b>	<b>CASE 2015C - 537</b>	OWNER(S): AGUDEL, MARIBEL H/E MEJIA, JUAN DIEGO ADDRESS: 5310 SW 172 AVE FOLIO: 5040 32 02 0067 VIOLATION(S):  1). BULK OUT ON A NON PERMITTED DATE	<b>STATUS:</b> CIVIL VIOLATION 12930 ISSUED ON 10/22/15
<b>5.17</b>	<b>CASE 2015C - 542</b>	OWNER(S): ARIN, ESRA ADDRESS: 12901 STIRLING ROAD FOLIO: 5040 35 01 0132 VIOLATION(S):  1). BULK OUT ON A NON PERMITTED DATE	<b>STATUS:</b> CIVIL VIOLATION 13087 ISSUED ON 10/26/15
<b>5.18</b>	<b>CASE 2015 - 547</b>	OWNER(S): PADRON, NEIDA B & GOMEZ, ABRAHAM ADDRESS: 6620 SW 136 AVE FOLIO: 5140 02 01 0339 VIOLATION(S):	<b>STATUS:</b> CIVIL VIOLATION 13065 ISSUED ON 10/12/15  <b>PAYMENT OF VIOLATION PRIOR TO THE HEARING</b>

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		1). ALLOWING ANIMAL TO BECOME A NUISANCE TO RESIDENTS	
<b>5.19</b>	<b>CASE 2015 547</b>	OWNER(S): PADRON, NEIDA B & GOMEZ, ABRAHAM ADDRESS: 6620 SW 136 AVE FOLIO: 5140 02 01 0339 VIOLATION(S):  1). ALLOWING ANIMAL TO BECOME A NUISANCE TO RESIDENTS	<b>STATUS:</b> CIVIL VIOLATION 13064 ISSUED ON 10/12/15  <b>PAYMENT OF VIOLATION  PRIOR TO THE HEARING</b>

**6. FORECLOSURE AUTHORIZATIONS**

<b>6.1</b>	<b>CASE</b>	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	<b>STATUS:</b>
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**7. LIEN MITIGATION REQUESTS**

<b>7.1</b>	<b>CASE</b>	OWNER(S): ADDRESS: FOLIO:	<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).