

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
FEBRUARY 2, 2016
9:00 A.M.**

1. CALL SESSION TO ORDER

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

2.1	CASE 2015 - 040	OWNER(S): MARCO AURELLIO TARAZONA JR ADDRESS: 5940 SW 198 TERRACE FOLIO: 5039 35 07 0010 VIOLATION(S): 1). WORK DONE WITHOUT A PERMIT (FENCE GATES ON THE FRONT OF THE PROPERTY, AND DRIVEWAYS)	STATUS: AMENDED ORDER TO COMPLY BY FEBRUARY 2, 2016
2.2	CASE 2015 - 276	OWNER(S): RODEPE BROTHERS INVESTMENTS ADDRESS: 5700 SW 163 AVE FOLIO: 5040 32 04 0020 VIOLATION(S): 1). WORK WITHOUT A PERMIT	STATUS: AMENDED ORDER TO COMPLY BY FEBRUARY 2, 2016
2.3	CASE 2015 - 425	OWNER(S): SUNSHINE BROMELIADS LLC ADDRESS: 14741 SHERIDAN STREET FOLIO: 5140 03 01 0056 VIOLATION(S): 1). 1). CLEARING/GRADING/FILLING BEING DONE WITHT A PERMIT	STATUS: GIVEN UNTIL DECEMBER 31, 2015 FOR CORRECTION.
2.4	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 WITHT A PERMIT	STATUS: GIVEN UNTIL DECEMBER 31, 2015 FOR CORRECTION. COMPLIANCE PRIOR TO HEARING

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
FEBRUARY 2, 2016
9:00 A.M.**

3. REHEARINGS

3.1	CASE 2014C - 084	OWNER(S): DOGANIERI, JOSEPH D & ABBY M ADDRESS: 17050 SW 59 STREET FOLIO: 5040 32 10 0030 VIOLATION(S): 1). BULK OUT ON A NON PERMITTED DATE	STATUS: CIVIL VIOLATION 12791 ISSUED ON 06/20/15
------------	-----------------------------	--	---

4. NEW CASES

4.1	CASE 2015 - 574	OWNER(S): MCLEOD, PATRICIA HOOT ADDRESS: 5030 SW 163 AVE FOLIO: 5040 32 01 0038 VIOLATION(S): 1). FAILURE TO OBTAIN A CERTIFICATE OF USE FOR BUSINESS OPERATED AT THE PROPERTY	STATUS: NOTICE OF VIOLATION ISSUED ON NOVEMBER 3, 2015 TO COMPLY BY NOVEMBER 15, 2015.
4.2	CASE 2015 - 618	OWNER(S): KASKON, MARK J ADDRESS: 19101 SW 53 STREET FOLIO: 5039 36 10 0200 VIOLATION(S): 1). FAILURE TO OBTAIN A CERTIFICATE OF USE 2). PARKING AND STORAGE OF COMMERCIAL VEHICLES IN EXCESS OF ONE (1) ALLOWED 3). WORK WITHOUT A PERMIT, TO WIT: INSTALLATION OF FUEL TANKS.	STATUS: NOTICE OF VIOLATION ISSUED ON NOVEMBER 23, 2015 TO COMPLY BY DECEMBER 9, 2015
4.3	CASE 2015 - 609	OWNER(S): GALAXI INVESTMENT GROUP LLC ADDRESS: 17901 SW 66 STREET FOLIO: 5140 06 15 0020 VIOLATION(S): 1). OVERGROWN HEDGES; FICUS HEDGE OVER THE MAXIMUM ALLOWED HEIGHT OF 8'-0" 2). VEHICLE BEING PARKED AND STORED ON AREA	STATUS: NOTICE OF VIOLATION ISSUED ON NOVEMBER 17, 2015 TO COMPLY BY DECEMBER 30, 2015

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
FEBRUARY 2, 2016
9:00 A.M.**

		NOT DESIGNATED FOR PARKING 3). COMMERCIAL VEHICLES IN EXCESS OF ONE	
4.4	CASE 2015 659 -	OWNER(S): MAJOR, ERICA H/E ADDRESS: 5941 SW 198 TERRACE FOLIO: 5039 35 08 0360 VIOLATION(S): 1). FAILRE TO MAINTAIN PROPERTY. PROPERTY OVERGROWN ON SOUTHSIDE IMPEDING TRAFFIC ON STIRLING ROAD	STATUS: NOTICE OF VIOLATION ISSUED ON AUGUST 19, 2015 TO COMPLY BY DECEMBER 29, 2015 COMPLIANCE PRIOR TO HEARING
4.5	CASE 2015 650 -	OWNER(S): PERRY, ROBERT GODFREY ROBEN, GISELLE ADDRESS: 5401 SW 162 AVE FOLIO: 5040 32 01 0132 VIOLATION(S): 1). FAILRE TO MAINTAIN PROPERTY. PROPERTY OVERGROWN ON SOUTHSIDE IMPEDING TRAFFIC ON STIRLING ROAD	STATUS: NOTICE OF VIOLATION ISSUED ON AUGUST 19, 2015 TO COMPLY BY DECEMBER 24, 2015 COMPLIANCE PRIOR TO HEARING
4.6	CASE 2016 003 -	OWNER(S): MAMMOLITI, ALBINO ADDRESS: 18900 SW 59 STREET FOLIO: 5039 36 10 0530 VIOLATION(S): 1). HOUSE PARTY WITHOUT A SPECIAL EVENT	STATUS: NOTICE OF VIOLATION ISSUED ON JANUARY 5, 2016 UNREPAIRABLE OFFENSE

5. CITATIONS

5.1	CASE 2015C 078 -	OWNER(S): NASSER, MOUSTAGA & MONA M ADDRESS: 4890 SW 182 TERRACE FOLIO: 5040 30 00 0068 VIOLATION(S): 1). BULK OUT ON A NON PERMITTED DATE PER CODE	STATUS: CIVIL VIOLATION 12940 ISSUED ON 01/14/16 AMOUNT OF \$500.00 DUE TO THE TOWN OF SOUTHWEST RANCHES
------------	---------------------------------	---	--

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
FEBRUARY 2, 2016
9:00 A.M.**

5.2	CASE 2015 294	<p>OWNER(S): BOLANO, JAIME E & ROSALBA ADDRESS: 17060 SW 49 STREET FOLIO: 5040 32 02 0123 VIOLATION(S):</p> <p>1). FAILURE TO MAINTAIN ANIMAL WITHIN THE PROPERTY RESULTING IN A NUISANCE AND ATTACK</p>	<p>STATUS: CIVIL VIOLATION 12938 ISSUED ON 01/06/16</p> <p>AMOUNT OF \$500.00 DUE TO THE TOWN OF SOUTHWEST RANCHES</p>
5.3	CASE 2015C 616	<p>OWNER(S): CALDERBANK, JOHN ADDRESS: 6251 SW 180 TERRACE FOLIO: 5140 06 12 0050 VIOLATION(S):</p> <p>1). BULK OUT ON A NON PERMITTED DATE PER CODE</p>	<p>STATUS: CIVIL VIOLATION 12941 ISSUED ON 01/15/16</p> <p>AMOUNT OF \$500.00 DUE TO THE TOWN OF SOUTHWEST RANCHES</p>

6. FORECLOSURE AUTHORIZATIONS

6.1	CASE 2007 1007	<p>OWNER(S): B & S SOFLA VENTURES LLC ADDRESS: 5111 SW 196 LANE FOLIO: 5039 35 02 0090 VIOLATION(S):</p> <p>1). PROPERTY IS OVERGROWN AND REQUIRES CUTTING AND CLEANING 2). STRUCTURE IS UNMAINTAINED OPEN, UNGUARDED 3). INTERIOR DEMO WITHOUT APPROVAL AND PERMITS.</p>	<p>STATUS: REQUEST FOR FORECLOSURE AUTHORIZATION ISSUED ON JANUARY 11, 2016</p> <p>LIEN IN THE AMOUNT OF \$16,751.00 OWE TO THE TOWN OF SOUTHWEST RANCHES TO INCLUDE CORRECTION WORK</p>
------------	-----------------------	--	---

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
FEBRUARY 2, 2016
9:00 A.M.**

6.2	CASE 2009C - 564	OWNER(S): US BANK NATIONAL ASSN LVS TITLE TRUST I ADDRESS: 5921 SW 196 LANE FOLIO: 55039 36 07 0010 VIOLATION(S): 1). BULK OUT ON A NON PERMITTED DATE BY CODE	STATUS: REQUEST FOR FORECLOSURE AUTHORIZATION ISSUED ON JANUARY 11, 2016 LIEN IN THE AMOUNT OF \$650.00 DUE TO THE TOWN OF SOUTHWEST RANCHES
6.3	CASE 2010 - 433	OWNER(S): US BANK NATIONAL ASSN LVS TITLE TRUST I ADDRESS: 5921 SW 196 LANE FOLIO: 55039 36 07 0010 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN	STATUS: REQUEST FOR FORECLOSURE AUTHORIZATION ISSUED ON JANUARY 11, 2016 LIEN IN THE AMOUNT OF \$2,650.00 DUE TO THE TOWN OF SOUTHWEST RANCHES
6.4	CASE 2012 - 021	OWNER(S): US BANK NATIONAL ASSN LVS TITLE TRUST I ADDRESS: 5921 SW 196 LANE FOLIO: 55039 36 07 0010 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN	STATUS: REQUEST FOR FORECLOSURE AUTHORIZATION ISSUED ON JANUARY 11, 2016 LIEN IN THE AMOUNT OF \$27,190.00 DUE TO THE TOWN OF SOUTHWEST RANCHES

7. MITIGATIONS

7.1	CASE	OWNER(S): ADDRESS: FOLIO: VIOLTION(S):	STATUS:
------------	-------------	---	----------------

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
FEBRUARY 2, 2016
9:00 A.M.

--	--	--	--

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).