

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

MINUTES

1. CALL SESSION TO ORDER

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

<p>2.1</p>	<p>CASE 2015 - 040</p>	<p>OWNER(S): MARCO AURELIO TARAXONA JR ADDRESS: 5940 SW 198 TERRACE FOLIO: 5039 35 07 0010 VIOLATION(S):</p> <p>1). WORK WITHOUT A PERMIT (FENCE, GATES ON THE FRONT OF THE PROPERTY, AND DRIVEWAYS)</p>	<p>STATUS: ORDER AMENDED TO COMPLY BY FEBRUARY 29, 2016</p> <p>AMENDED ORDER TO COMPLY BY MARCH 31, 2016 TO APPEAR AT THE APRIL 5, 2016 IF NOT IN COMPLIANCE</p>
<p>2.2</p>	<p>CASE 2015 - 276</p>	<p>OWNER(S): RODEPE BROTHERS INVESTMENTS ADDRESS: 5700 SW 163 AVE FOLIO: 5040 32 04 0020 VIOLATION(S):</p> <p>1). WORK WITHOUT A PERMIT</p>	<p>STATUS: ORDER AMENDED TO COMPLY BY FEBRUARY 29, 2016</p> <p>AMENDED ORDER TO COMPLY BY FEBRUARY 29, 2016 TO APPEAR AT THE MARCH 1, 2016 IF NOT IN COMPLIANCE</p>
<p>2.3</p>	<p>CASE 2015 - 491</p>	<p>OWNER(S): SUNSHINE BROMELIADS LLC ADDRESS: 14741 SHERIDAN STREET FOLIO: 5140 03 01 0056 VIOLATION(S):</p> <p>1). CLEARING/GRADING/FILLING BEING DONE WITHOUT A PERMIT</p>	<p>STATUS: AMEDED ORDER TO COMPLY BY JANUARY 4, 2016</p> <p>AMENDED ORDER TO COMPLY BY FEBRUARY 29, 2016. TO APPEAR AT THE MARCH 1, 2016 IF NOT IN COMPLIANCE</p>
<p>2.4</p>	<p>CASE 2015 - 455</p>	<p>OWNER(S): MARKUSCHAMER, ENRIQUE GRAPA ADDRESS: 14641 SHERIDAN STREET FOLIO: 5140 03 01 0049 VIOLATION(S):</p>	<p>STATUS: GIVEN UNTIL DECEMBER 31, 2015 FOR CORRECTION</p>

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		1). CLEARING/GRADING/FILLING BEING DONE WITHOUT A PERMIT	COMPLIED PRIOR TO THE HEARING DATE
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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 ORDER VACATED AND LIEN RELEASED BY SPECIAL MAGISTRATE
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4. NEW CASES

4.1	CASE 2015 - 572	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 ADMITTED VIOLATION, TO CORRECT THE VIOLATION BY FEBRUARY 29, 2016 OR A FINE OF \$100.00 PER DAY, NO COURT COST
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 3, 2015 TO COMPLY BY DECEMBER 9, 2015 CORRECTION PRIOR TO THE HEARING

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4.3	CASE 2015 - 609	<p>OWNER(S): GALAXI INVESTMENT GROUP LLC ADDRESS: 17901 SW 66 STREET FOLIO: 5140 06 15 0020 VIOLATION(S):</p> <p>1). OVERGROWN HEDGES; FICUS HEDGE OVER THE MAXIMUM ALLOWED HEIGHT OF 8'-0" 2). VEHICLE BEING PARKED AND STORED ON AREA NOT DESIGNATED FOR PARKING 3). COMMERCIAL VEHICLES IN EXCESS OF ONE.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON NOVEMBER 17, 2015 TO COMPLY BY DECEMBER 30, 2015</p> <p>CORRECTION PRIOR TO THE HEARING</p>
4.4	CASE 2015 - 659	<p>OWNER(S): MAJOR, ERICA H/E ADDRESS: 5941 SW 198 TERRACE FOLIO: 5039 35 08 0360 VIOLATION(S):</p> <p>1). FAILURE TO MAINTAIN PROPERTY. PROPERTY IS OVERGROWN ON SOUTHSIDE IMPEDING TRAFFIC ON STIRLING ROAD</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON AUGUST 19, 2015 TO COMPLY BY DECEMBER 29, 2015</p> <p>CORRECTION PRIOR TO THE HEARING</p>
4.5	CASE 2015 - 618	<p>OWNER(S): PERRY, ROBERT GODFREY ROBEN, GISELLE ADDRESS: 5401 SW 162 AVE FOLIO: 5040 32 01 0132 VIOLATION(S):</p> <p>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.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON DECEMBER 15, 2015 TO COMPLY BY JANUARY 4, 2016</p> <p>CORRECTION PRIOR TO THE HEARING</p>

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4.6	CASE 2016 - 003	OWNER(S): MAMMOLITI, ALBINO ADDRESS: 18900 SW 59 ST FOLIO: 5039 36 10 0530 VIOLATION(S): 1). HOUSE PARTY WITHOUT A SPECIAL EVENT	STATUS: NOTICE OF VIOLATION ISSUED ON JANUARY 5, 2016 FOUND IN VIOLATION, IMPOSED PENALTY OF \$2,500.00 AND \$150.00. ORDER TO INCLUDE A FINE OF \$5,000.00 FOR ANY OTHER EVENT, ADMINISTRATIVE FEE
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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 12967 ISSUED ON 01/14/16 IMPOSED PENALTY OF \$500.00 AND ADMINISTRATIVE FEE OF \$150.00
5.2	CASE 2015 - 294	OWNER(S): BOLANO, JAIME E & ROSALBA ADDRESS: 17600 SW 49 STREET FOLIO: 5040 32 02 0123 VIOLATION(S): 1). FAILURE TO MAINTAIN ANIMAL WITHIN THE PROPERTY RESULTING IN A NUISANCE AND ATTACK	STATUS: CIVIL VIOLATION 12938 ISSUED ON 01/06/16, ORDER ISSUED IMPOSING AN INMEDIATE FINE OF \$500.00 IF OCCURRED ONCE AGAIN. ORDER OF CONTINUANCE, TO APPEAR IN THE MARCH 1, 2016 HEARING
5.3	CASE 2015C - 616	OWNER(S): CALDERBACK, JOHN ADDRESS: 6251 SW 180 TERRACE FOLIO: 5140 06 12 0050 VIOLATION(S):	STATUS: CIVIL VIOLATION 12964 ISSUED ON 12/03/15

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		1). BULK OUT ON A NON PERMITTED DATE PER CODE	IMPOSED PENALTY OF \$500.00 AND ADMINISTRATIVE FEE OF \$150.00
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6. FORECLOSURE AUTHORIZATIONS

6.1	CASE 2007 - 1007	OWNER(S): B & S SOFLA VENTURES LLC ADDRESS: 5111 SW 196 LANE FOLIO: 5039 35 02 0090 VIOLATION(S): 1). PROPERTY IS OVERGROWN AND REQUIRES CUTTING AND CLEANING. 2). STRUCTURE IS UNMAINTAINED OPEN, UNGARDED. 3). INTERIOR DEMO WITHOUT APPROVAL AND PERMITS.	STATUS: REQUEST FOR FORECLOSURE AUTHORIZATION ISSUED ON JANUARY 11, 2016 LIEN IN THE AMOUNT OF \$16,751.00 OWE TO THE TOWN OF SOUTHWEST RANCHES. FORECLOSURE AUTHORIZATION APPROVED BY MAGISTRATE
6.2	CASE 2009C - 564	OWNER(S): US BANK NATIONAL ASSN LVS TITLE TRUST I ADDRESS: 5921 SW 196 LANE FOLIO: 5039 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 OWE TO THE TOWN OF SOUTHWEST RANCHES. CONTINUED TO THE MARCH 1, 2016 HEARING FOR MITIGATION
6.3	CASE 2010 - 433	OWNER(S): US BANK NATIONAL ASSN LVS TITLE TRUST I ADDRESS: 5921 SW 196 LANE FOLIO: 5039 36 07 0010 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY, PROPERTY	STATUS: REQUEST FOR FORECLOSURE AUTHORIZATION ISSUED ON JANUARY 11, 2016 LIEN IN THE AMOUNT OF \$2,650.00 OWE TO THE

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		IS OVERGROWN	TOWN OF SOUTHWEST RANCHES. CONTINUED TO THE MARCH 1, 2016 HEARING FOR MITIGATION
6.4	CASE 2012 - 021	OWNER(S): US BANK NATIONAL ASSN LVS TITLE TRUST I ADDRESS: 5921 SW 196 LANE FOLIO: 5039 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 OWE TO THE TOWN OF SOUTHWEST RANCHES. CONTINUED TO THE MARCH 1, 2016 HEARING FOR MITIGATION

7. LIEN MITIGATION REQUESTS

7.1	CASE	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	STATUS:
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8. DAVIE COMMERCIAL MOTOR VEHICLE CITATIONS

8.1	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.

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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).