

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

MINUTES

1. CALL SESSION TO ORDER

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

2.1	CASE 2015 - 212	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	STATUS: GIVEN UNTIL NOVEMBER 2, 2015 FOR CORRECTION AMENDED ORDER TO COMPLY BY NOVEMBER 30, 2015 AMENDED ORDER TO COMPLY BY JANUARY 4, 2015 TO APPEAR AT THE JANUARY 5, 2016 IF NOT IN COMPLIANCE
2.2	CASE 2015 - 276	OWNER(S): RODOPE BROTHERS INVESTMENTS ADDRESS: 5700 SW 163 AVE FOLIO: 5040 32 04 0020 VIOLATION(S): 1). WORK WITHOUT A PERMIT	STATUS: CONTINUED CASE TO DECEMBER 1, 2015 GIVEN 10 DAYS TO CORRECT PRIOR TO IMPOSING PENALTY OF \$250.00 AND AN ADMINISTRATIVE FEE OF \$150.00
2.3	CASE 2015 - 280	OWNER(S): ZORMA BROWARD PF ADDRESS: 5775 SW 130 AVE FOLIO: 5040 35 09 0010 VIOLATION(S): 1). WORK WITHOUT A PERMIT	STATUS: GIVEN UNTIL NOVEMBER 2, 2015 FOR CORRECTION AMENDED ORDER TO COMPLY BY NOVEMBER 30, 2015. TO APPEAR AT THE DECEMBER 1, 2015 IMPOSED PENALTY OF

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			\$100.00 PER DAY FROM DECEMBER 1, 2015 UNTIL CORRECTED
2.4	CASE 2015 - 281	OWNER(S): JOHN GARCIA ADDRESS: 5775 SW 130 AVE FOLIO: 5040 35 09 0020 VIOLATION(S): 1). WORK WITHOUT A PERMIT	STATUS: GIVEN UNTIL NOVEMBER 2, 2015 FOR CORRECTION AMENDED ORDER TO COMPLY BY NOVEMBER 30, 2015. TO APPEAR AT THE DECEMBER 1, 2015 CASE DISMISSED BECAUSE NEW OWNER OF THE PROPERTY. RE-CITING AND BRINGING BACK AT ANOTHER DATE
2.5	CASE 2015 - 314	OWNER(S): ALDERMAN, DENNIS ADDRESS: V LOT E OF 4860 SW 193 LANE FOLIO: 5039 25 10 0020 VIOLATION(S): 1). FILL NO PERMIT	STATUS: GIVEN UNTIL NOVEMBER 30, 2015. CORRECTION PRIOR TO THE HEARING
2.6	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 THE PROPERTY 2). USING PROPERTY AS STAGING AREA FOR BUSINESS NOT ALLOWED IN ZONING DISTRICT	STATUS: GIVEN UNTIL NOVEMBER 30, 2015 TO CORRECT CORRECTION PRIOR TO THE HEARING
2.7	CASE 2015 - 425	OWNER(S): RANCHO HOLDINGS LLC ADDRESS: V LOT W OF 12850 LURAY ROAD FOLIO: 5140 02 01 0301	STATUS: GIVEN UNTIL NOVEMBER 30, 2015 TO CORRECT

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		VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN	AMENDED ORDER TO COMPLY BY JANUARY 4, 2016 TO CORRECT VIOLATION. TO APPEAR AT THE JANUARY 5, 2016 IF NOT IN COMPLIANCE
2.8	CASE 2015 - 434	OWNER(S): RANCHO HOLDINGS LLC ADDRESS: 5775 SW 130 AVE FOLIO: 5140 02 01 0281 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY. PROPERTY IS OVERGROWN	STATUS: GIVEN UNTIL NOVEMBER 30, 2015 TO CORRECT AMENDED ORDER TO COMPLY BY JANUARY 4, 2016. TO APPEAR AT THE JANUARY 5, 2016 IF NOT IN COMPLIANCE.
2.9	CASE 2015 - 446	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	STATUS: GIVEN UNTIL NOVEMBER 13, 2015 TO CORRECT IMPOSED PENALTY OF \$250.00 PER DAY FROM NOVEMBER 13, 2015

3. REPEAT VIOLATIONS

3.1	CASE	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	STATUS:
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4. NEW CASES

4.1	CASE 2015 - 411	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 PERMIT	STATUS: NOTICE OF VIOLATION ISSUED ON AUGUST 19, 2014 CORRECTION PRIOR TO THE HEARING
4.2	CASE 2015 - 484	OWNER(S): RODRIGUEZ, LUIS & RODRIGUEZ, DHYNA 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). FAILRE TO OBTAIN PERMIT FOR GRAVEL DRIVEWAY ON THE NORTH PROPERTY LINE	STATUS: NOTICE OF VIOLATION ISSUED ON SEPTEMBER 21, 2015 TO COMPLY BY OCTOBER 2, 2015 CORRECTION PRIOR TO THE HEARING
4.3	CASE 2015 - 520	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	STATUS: NOTICE OF VIOLATION ISSUED ON OCTOBER 13, 2015 TO COMPLY BY OCTOBER 25, 2015 CASE DISMISSED DUE TO NEW OWNERSHIP RE-CITING VIOLATION TO NEW OWNER
4.4	CASE 2015 - 544	OWNER(S): TERRA RANCHES COMMUNITY ASSOCIATION INC ADDRESS: V LOT ALONG 172 AVE FOLIO: 5140 05 32 0120 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 CORRECTION PRIOR TO THE HEARING

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5. CITATIONS

5.1	CASE 2015A - 101	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 RD FALSE ALARM	STATUS: CIVIL VIOLATION 12954 ISSUED ON 11/02/15 PAYMENT OF VIOLATION PRIOR TO THE HEARING
5.2	CASE 2015A - 179	OWNER(S): BURK, BARBARA ADDRESS: 4780 SW 142 AVE FOLIO: 5040 27 01 0239 VIOLATION(S): 1). FALSE ALARM IN EXCESS OF TWO (2); 4 TH FALSE ALARM	STATUS: CIVIL VIOLATION 12960 ISSUED ON 11/06/15 FOUND IN VIOLATION FINE OF \$250.00 NO ADMINISTRATIVE FEE
5.3	CASE 2015C - 210	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	STATUS: CIVIL VIOLATION 13066 ISSUED ON 10/13/15 PAYMENT OF VIOLATION PRIOR TO THE HEARING
5.4	CASE 2015A - 230	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); 8 TH FALSE ALARM	STATUS: CIVIL VIOLATION 12955 ISSUED ON 11/02/15 IMPOSED PENALTY OF \$250.00 PLUS ADMINISTRATIVE COST OF \$150.00
5.5	CASE 2015A - 230	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010	STATUS: CIVIL VIOLATION 12956 ISSUED ON 11/02/15

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		VIOLATION(S): 1). FALSE ALARM IN EXCESS OF TWO (2); 9TH FALSE ALARM	IMPOSED PENALTY OF \$250.00 PLUS ADMINISTRATIVE COST OF \$150.00
5.6	CASE 2015A - 230	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 TH FALSE ALARM	STATUS: CIVIL VIOLATION 12957 ISSUED ON 11/02/15 IMPOSED PENALTY OF \$250.00 PLUS ADMINISTRATIVE COST OF \$150.00
5.7	CASE 2015C - 308	OWNER(S): ALADE, MOSES & JOSEPHINE ADDRESS: 4901 SW 193 LANE FOLIO: 5039 36 06 0040 VIOLATION(S): 1). BULK ON A NON PERMITTED DATE PER CODE	STATUS: CIVIL VIOLATION 12931 ISSUED ON 10/23/15 ADMITTED VIOLATION, FINE OF \$250.00 NO ADMINISTRATIVE FEE
5.8	CASE 2015A - 318	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); 3 RD FALSE ALARM	STATUS: CIVIL VIOLATION 12961 ISSUED ON 11/06/15 FOUND IN VIOLATION FINE OF \$50.00 PLUS \$150.00 ADMINISTRATIVE FEE
5.9	CASE 2015A - 320	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 RD FALSE ALARM	STATUS: CIVIL VIOLATION 12952 ISSUED ON 11/02/15 PAYMENT OF VIOLATION PRIOR TO THE HEARING

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5.10	CASE 2015A - 363	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 RD FALSE ALARM	STATUS: CIVIL VIOLATION 12953 ISSUED ON 11/02/15 PAYMENT OF VIOLATION PRIOR TO THE HEARING
5.11	CASE 2015A - 386	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 RD FALSE ALARM	STATUS: CIVIL VIOLATION 12958 ISSUED ON 11/02/15 PAYMENT OF VIOLATION PRIOR TO THE HEARING
5.12	CASE 2015C - 443	OWNER(S): PEREZ, CARLOS & CINDY ADDRESS: 13750 E PALOMINO DRIVE FOLIO: 5040 34 01 0010 VIOLATION(S): 1). BULK OUT A NON PERMITTED DATE PER CODE	STATUS: CIVIL VIOLATION 13068 ISSUED ON 10/26/15 PAYMENT OF VIOLATION PRIOR TO THE HEARING
5.13	CASE 2015A - 464	OWNER(S): SANCHEZ, CARMEN & SANCHEZ, ENIG ADDRESS: 5400 SW 160 AVE FOLIO: 5040 32 01 094 VIOLATION(S): 1). FALSE ALARM IN EXCESS OF TWO (2); 3 RD FALSE ALARM	STATUS: CIVIL VIOLATION 12984 ISSUED ON 10/28/15 PAYMENT OF VIOLATION PRIOR TO THE HEARING
5.14	CASE 2015C - 531	OWNER(S): AMADOR, MARIA ADDRESS: 14601 SHERIDAN STREET FOLIO: 5140 03 01 0064 VIOLATION(S): 1). BULK OUT ON NON PERMITTED DATE PER CODE	STATUS: CIVIL VIOLATION 13070 ISSUED ON 10/26/15 PAYMENT OF VIOLATION PRIOR TO THE HEARING

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5.15	CASE 2015C - 537	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 NON PERMITTED DATE PER CODE	STATUS: CIVIL VIOLATION 12933 ISSUED ON 11/06/15 FOUND IN VIOLATION, IMPOSED PENALTY OF \$500.00 AND ADMINISTRATIVE FEE OF \$150.00
5.16	CASE 2015C - 537	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 NON PERMITTED DATE PER CODE	STATUS: CIVIL VIOLATION 12930 ISSUED ON 10/22/15 FOUND IN VIOLATION, IMPOSED PENALTY OF \$500.00 AND ADMINISTRATIVE FEE OF \$150.00
5.17	CASE 2015C - 542	OWNER(S): ARIN, ESRA ADDRESS: 12901 STIRLING ROAD FOLIO: 5040 35 01 0132 VIOLATION(S): 1). BULK OUT ON NON PERMITTED DATE PER CODE	STATUS: CIVIL VIOLATION 13087 ISSUED ON 10/26/15 FOUND IN VIOLATION, IMPOSED PENALTY OF \$500.00 AND ADMINISTRATIVE FEE OF \$150.00
5.18	CASE 2015 - 547	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	STATUS: CIVIL VIOLATION 13065 ISSUED ON 10/12/15 PAYMENT OF VIOLATION PRIOR TO THE HEARING
5.19	CASE	OWNER(S): PADRON, NEIDA B & GOMEZ,	STATUS:

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2015 - 547	ABRAHAM ADDRESS: 6620 SW 136 AVE FOLIO: 5140 02 01 0339 VIOLATION(S): 1). ALLOWING ANIMAL TO BECOME A NUISANCE	CIVIL VIOLATION 13064 ISSUED ON 10/12/15 PAYMENT OF VIOLATION PRIOR TO THE HEARING
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6. FORECLOSURE AUTHORIZATIONS

6.1	CASE	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	STATUS:
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7. LIEN MITIGATION REQUESTS

7.1	CASE	OWNER(S): THOMAS MARJORIE BROWN ADDRESS: V LOT ACROSS 16580 SW 62 STREET FOLIO: 5140 05 01 0175 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN	STATUS: REQUEST FOR MITIGATION PROVIDED ORDER AUTHORIZING MITIGATION DUE TO ADA RELATED ISSUES WITH PROPERTY OWNER. REQUIRED TO PAY ADMINISTRATIVE FEE OF \$150.00
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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.

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).