

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 10, 2014  
9:00 A.M.**

**1. CALL SESSION TO ORDER**

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

<b>2.1</b>	<b>CASE 2009 - 423</b>	OWNER(S): SOUTH FLORIDA HINDU TEMPLE INC ADDRESS: 13010 GRIFFIN ROAD FOLIO: 5040 26 06 0010 VIOLATION(S):  1). UNATHORIZED PARKING ON RIGHT OF WAY/ AND OR SWALE	<b>STATUS:</b> <b>REPEAT VIOLATION</b>
<b>2.2</b>	<b>CASE 2013 - 598</b>	OWNER(S): TARAZONA, MARCO AURELIO JR TARAZONA, NATALIE ANN ADDRESS: 19801 STIRLING ROAD FOLIO: 5039 35 07 0010 VIOLATION(S):  1). CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMITS. 2). WORK WITHOUT PERMITS (FENCE AND DRIVEWAY) <b>(CORRECTED)</b> 3). UNAUTHORIZED USE OF RIGHT-OF-WAY / SWALE WITHOUT PERMITS <b>(CORRECTED)</b>	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 1, 2014 FOR CORRECTION.  <b>CORRECTION PRIOR TO HEARING</b>
<b>2.3</b>	<b>CASE 2014 - 028</b>	OWNER(S): PERL, CHAIM & SIGALIT ADDRESS: 13321 MUSTANG TRAIL FOLIO: 5140 02 03 0030 VIOLATION(S):  1). TREES INTERFERING WITH POWER LINES	<b>STATUS:</b> GIVEN UNTIL NOVEMBER 10, 2014 FOR CORRECTION.
<b>2.4</b>	<b>CASE 2014 - 293</b>	OWNER(S): ALESHIRE, CHARLES L & SUSAN L ADDRESS: 4930 SW 198 TERRACE FOLIO: 5039 35 08 0070 VIOLATION(S):  1). FILL NO PERMIT	<b>STATUS:</b> GIVEN UNTIL NOVEMBER 10, 2014 FOR CORRECTION.  <b>CONTINUED TO THE NOVEMBER 10, 2014 HEARING</b>

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<b>2.5</b>	<b>CASE 2014 - 299</b>	OWNER(S): NOVALIS LLC ADDRESS: 5271 SW 136 AVE FOLIO: 5040 34 01 0060 VIOLATION(S):  1). WORK WITHOUT A PERMIT	<b>STATUS:</b> GIVEN UNTIL NOVEMBER 3, 2014 FOR CORRECTION.  <b>CORRECTION PRIOR TO  THE HEARING</b>
<b>2.6</b>	<b>CASE 2014 - 321</b>	OWNER(S): JAYNIER MOYA ADDRESS: 6520 SW 181 LANE FOLIO: 5040 06 02 0016 VIOLATION(S):  1). CLEARING/FILLING WITHOUT A PERMIT	<b>STATUS:</b> GIVEN UNTIL NOVEMBER 3, 2014 FOR CORRECTION.  <b>CORRECTION PRIOR TO  THE HEARING</b>
<b>2.7</b>	<b>CASE 2014 - 508</b>	OWNER(S): NEMESH, ANNA AND NEMESH, MARY ADDRESS: V LOT W OF 18200 SW 66 ST FOLIO: 5140 06 03 0015 VIOLATION(S):  1). OVERGROWN PROPERTY	<b>STATUS:</b> GIVEN UNTIL OCTOBER 17, 2014 FOR CORRECTION.  <b>CORRECTION PRIOR TO  THE HEARING</b>
<b>2.8</b>	<b>CASE 2014 - 531</b>	OWNER(S): BUHAMON, HARVIN ANDRES RUBIO, FRIDA LILIANA ADDRESS: 17601 SW 65 CT FOLIO: 5140 06 01 0211 VIOLATION(S):  1). CLEARING/FILLING WITHOUT A PERMIT	<b>STATUS:</b> GIVEN UNTIL NOVEMBER 9, 2014 FOR CORRECTION.
<b>2.9</b>	<b>CASE 2014 - 543</b>	OWNER(S): LEE T PRINCE ADDRESS: 5601 HANCOCK ROAD FOLIO: 5040 34 03 0020 VIOLATION(S):  1). CLEARING WITHOUT A PERMIT TO WIT: ROYAL PALMS AND OTHER SPECIES REMOVED WITHOUT A PERMIT	<b>STATUS:</b> GIVEN UNTIL OCTOBER 17, 2014 FOR CORRECTION.  <b>NON CORRECTION</b>

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**3. NEW CASES**

<b>3.1</b>	<b>CASE 2014 - 315</b>	OWNER(S): GREGORY BREWTON ADDRESS: 6410 SW 183 WAY FOLIO: 5140 06 02 0180 VIOLATION(S):  1). CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMITS 2). WORK WITHOUT A PERMIT AND APPROVAL (POOL)	STATUS: GIVEN UNTIL SEPTEMBER 2, 2014 TO CORRECT
<b>3.2</b>	<b>CASE 2014 - 524</b>	OWNER(S): PERRY, ROBERT GODFREY ADDRESS: 5401 SW 162 AVE FOLIO: 5040 32 01 0132 VIOLATION(S):  1).FILL/CLEARING WITHOUT A PERMIT	STATUS: GIVEN UNTIL AUGUST 15, 2014  <b>CORRECTION PRIOR TO THE HEARING</b>
<b>3.3</b>	<b>CASE 2014 - 622</b>	OWNER(S): MILOPOULOS, GREGORY ADDRESS: 5230 W SAXON CIRCLE FOLIO: 5040 33 02 0640 VIOLATION(S):  1).TREE TRIMMED WITHOUT PERMIT, CAUSING HATRACKING	STATUS: GIVEN UNTIL OCOTBER 14, 2014  <b>NON COMPLIANCE</b>

**4. CITATIONS**

<b>4.1</b>	<b>CASE 2014A - 210</b>	OWNER(S): COQUINA STATION LLC % PHILLIPS EDISON GROUP LLC ADDRESS: 15701 – 15801 SHERIDAN STREET FOLIO: 5140 04 13 0011 VIOLATION(S):  1). ALARM INCIDENT IN EXCESS OF (TWO) 3 <sup>RD</sup> ALARM	STATUS: CITATION 12691 ISSUED ON 07/10/14  <b>PAYMENT OF \$50.00 RECEIVED PRIOR TO THE HEARING</b>
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<b>4.2</b>	<b>CASE 2014A 210</b>	<p>OWNER(S): COQUINA STATION LLC % PHILLIPS EDISON GROUP LLC ADDRESS: 15701 – 15801 SHERIDAN STREET FOLIO: 5140 04 13 0011 VIOLATION(S):</p> <p>1). ALARM INCIDENT IN EXCESS OF (TWO) 4<sup>TH</sup> ALARM</p>	<p><b>STATUS:</b> CITATION 12692 ISSUED ON 07/10/14</p> <p><b>PAYMENT OF \$250.00 RECEIVED PRIOR TO THE HEARING</b></p>
<b>4.3</b>	<b>CASE 2014A 210</b>	<p>OWNER(S): COQUINA STATION LLC % PHILLIPS EDISON GROUP LLC ADDRESS: 15701 – 15801 SHERIDAN STREET FOLIO: 5140 04 13 0011 VIOLATION(S):</p> <p>1). ALARM INCIDENT IN EXCESS OF (TWO) 5<sup>TH</sup> ALARM</p>	<p><b>STATUS:</b> CITATION 2800 ISSUED ON 07/10/14</p> <p><b>PAYMENT OF \$250.00 RECEIVED PRIOR TO THE HEARING</b></p>
<b>4.4</b>	<b>CASE 2014A 439</b>	<p>OWNER(S): NEW TESTAMENT BAPTIST CHURCH INC ADDRESS: 13900 GRIFFIN ROAD FOLIO: 5040 27 03 0010 VIOLATION(S):</p> <p>1). ALARM INCIDENT IN EXCESS OF (2) TWO: 4<sup>TH</sup> INCIDENT</p>	<p><b>STATUS:</b> CITATION 12805 ISSUED ON 09/15/14</p> <p><b>PAYMENT OF \$250.00 MADE</b></p>
<b>4.5</b>	<b>CASE 2014A 439</b>	<p>OWNER(S): NEW TESTAMENT BAPTIST CHURCH INC ADDRESS: 13900 GRIFFIN ROAD FOLIO: 5040 27 03 0010 VIOLATION(S):</p> <p>1). ALARM INCIDENT IN EXCESS OF (2) TWO: 5<sup>TH</sup> INCIDENT</p>	<p><b>STATUS:</b> CITATION 12806 ISSUED ON 09/15/14</p> <p><b>PAYMENT OF \$250.00 MADE</b></p>
<b>4.6</b>	<b>CASE 2014A 439</b>	<p>OWNER(S): NEW TESTAMENT BAPTIST CHURCH INC ADDRESS: 13900 GRIFFIN ROAD FOLIO: 5040 27 03 0010</p>	<p><b>STATUS:</b> CITATION 12807 ISSUED ON 09/15/14</p>

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		VIOLATION(S):  1). ALARM INCIDENT IN EXCESS OF (2) TWO: 6 <sup>TH</sup> INCIDENT	<b>PAYMENT OF \$250.00 MADE</b>
4.7	<b>CASE  2014A -  443</b>	OWNER(S): PERL, CHAIM & SIGALIT ADDRESS: 13321 MUSTANG TRAIL FOLIO: 5140 02 03 0030 VIOLATION(S):  1). ALARM INCIDENT IN EXCESS OF (2) TWO: 3RD INCIDENT	<b>STATUS:</b> CITATION 12803 ISSUED ON 08/18/14  <b>AMOUNT OF \$50.00 DUE TO THE TOWN OF SOUTHWEST RANCHES</b>

**5. FORECLOSURE AUTHORIZATION**

5.1	<b>CASE  2007 -  1079</b>	OWNER(S): INDYMAC VENTURE LLC ADDRESS: 11601 SW 64 STREET FOLIO: 5140 05 09 0010 VIOLATION(S):  1). PROPERTY AND RIGHT OF WAY IS OVERGROWN AND HAS DEBRIS.	<b>STATUS:</b> FORECLOSURE NOTICE SENT ON 10/31/14  <b>AMOUNT OF \$49,600.00 DUE TO THE TOWN OF SOUTHWEST RANCHES</b>
5.2	<b>CASE  2009 - 356</b>	OWNER(S): NAFH NATIONAL BANK % CAPITAL BANK OERO DEPT ADDRESS: 6650 SW 189 WAY FOLIO: 5139 01 01 0056 VIOLATION(S):  1). PROPERTY HAS DEBRIS ALONG THE CANAL BANK	<b>STATUS:</b> FORECLOSURE NOTICE SENT ON 05/14/2014  <b>PAYMENT OF LIEN RECEIVED PRIOR TO THE HEARING</b>

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<b>5.3</b>	<b>CASE 2009C 418</b>	OWNER(S): THOMAS, DENIM & THOMAS, SHANNON % TRACEY PALEY - THOMAS ADDRESS: 18951 SW 54 PL FOLIO: 5039 36 10 0300 VIOLATION(S):  1). PROPERTY AND/OR SWALE ARE OVERGROWN	<b>STATUS:</b> FORECLOSURE NOTICE SENT ON 10/03/14  <b>AMOUNT OF \$650.00 DUE TO THE TOWN OF SOUTHWEST RANCHES</b>
<b>5.4</b>	<b>CASE 2010 - 013</b>	OWNER(S): THOMAS, DENIM & THOMAS, SHANNON % TRACEY PALEY - THOMAS ADDRESS: 18951 SW 54 PL FOLIO: 5039 36 10 0300 VIOLATION(S):  1). PROPERTY AND/OR SWALE ARE OVERGROWN	<b>STATUS:</b> FORECLOSURE NOTICE SENT ON 10/03/14  <b>AMOUNT OF \$5,912 DUE TO THE TOWN OF SOUTHWEST RANCHES</b>
<b>5.5</b>	<b>CASE 2013 - 707</b>	OWNER(S): ORLANDO J SOWMA REV TR SOWMA ORLANDO J TRSTEE ADDRESS: V LOT W OF 18070 SW 70 PL FOLIO: 5140 06 03 0180 VIOLATION(S):  1). FILL WITHOUT A PERMIT 2). PROPERTY IS OVERGROWN	<b>STATUS:</b> FORECLOSURE NOTICE SENT ON 10/20/14  <b>AMOUNT OF \$20,050 DUE TO THE TOWN OF SOUTHWEST RANCHES</b>
<b>5.6</b>	<b>CASE 2014 - 277</b>	OWNER(S): THOMAS, DENIM & THOMAS, SHANNON % TRACEY PALEY - THOMAS ADDRESS: 18951 SW 54 PL FOLIO: 5039 36 10 0300 VIOLATION(S):  1). BULK OUT ON A NON PERMITTED DATE	<b>STATUS:</b> FORECLOSURE NOTICE SENT ON 10/03/14  <b>AMOUNT OF \$650.00 DUE TO THE TOWN OF SOUTHWEST RANCHES</b>

**6. BSO COMMERCIAL MOTOR VEHICLE CITATIONS**

<b>6.1</b>	<b>CASE</b>     <b>BSO SW</b>	OWNER(S): ADDRESS: FOLIO: VIOLATION(S): <b>COMMERCIAL MOTOR VEHICLE CITATION</b>	<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.

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).