

Town of Southwest Ranches
Code Compliance Division
6589 S.W. 160th Avenue
Southwest Ranches, FL 33331
Phone (954) 434-0008
Fax (954) 434-1490

SPECIAL MAGISTRATE HEARING
AUGUST 20, 2008
9:00 A.M.

MINUTES

1. CALL SESSION TO ORDER

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

2.1	CASE 2008-123	OWNER(S): SALAZAR, JORGE E & GARCIA-HERREROS, GERMAN ADDRESS: 14421 OLD SHERIDAN STREET FOLIO: 5140 03 01 0399 VIOLATION(S): 1). FILLING AND/OR GRADING WITHOUT APPROVAL AND PERMITS.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: JUNE 10, 2008. COMPLIED
2.2	CASE 2008-158	OWNER(S): ZADEH, EBRAHIM M ASHTARI ADDRESS: 16601 SW 49 STREET FOLIO: 5040 29 01 0408 VIOLATION(S): 1). POOL WITHOUT PROPER ENCLOSURE. 2). FAILURE TO MAINTAIN POOL.	STATUS: GIVEN UNTIL AUGUST 11, 2008 TO COMPLY OR \$100.00 PER DAY. IMPOSE PENALTY/LIEN.
2.3	CASE 2008-161	OWNER(S): BELLA ACRE ESTATES LLC ADDRESS: VACANT LOT SOUTH OF 4910 SW 712 AVENUE FOLIO: 5040 32 18 0010 VIOLATION(S): 1). FILLING AND/OR GRADING WITHOUT APPROVAL AND PERMITS.	STATUS: GIVEN UNTIL JULY 10, 2008 TO COMPLY OR \$250.00 PER DAY. COMPLIED JULY 16, 2008. IMPOSE LIEN OF \$1,500.00 PLUS ADM. COSTS OF \$600.00. TOTAL LIEN IMPOSITION \$2,100.00
2.4	CASE 2008-168	OWNER(S): GAUDIANO, SARA E, TREVINO, H TREVINO, R % VEGA, ESTABAN ADDRESS: VACANT LOT ON NE CORNER OF SW 178 AVENUE/ SW 56 STREET FOLIO: 5040 31 01 0642 VIOLATION(S): 1). LIGHTS GLARING ONTO ADJACENT PROPERTY.	STATUS: GIVEN UNTIL JUNE 25, 2008 TO COMPLY OF FINE OF \$150.00 PER DAY. COMPLIED

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2.5	CASE 2008-169	<p>OWNER(S): HALTENHOFF, PETER & INGRID STAIGER, ANDREW M % KORN ADDRESS: 15831 SW 51 MANOR FOLIO: 5040 33 14 0010 VIOLATION(S):</p> <p>1). PROPERTY IS OVERGROWN AND HAS JUNK, TRASH, DEBRIS.</p>	<p>STATUS: GIVEN UNTIL AUGUST 7, 2008 TO COMPLY OR \$100.00 PER DAY.</p> <p>IMPOSE PENALTY/LIEN.</p>
	CASE 2008-172	<p>OWNER(S): BURTS, JESS K & MARIA ADDRESS: VACANT LOT EAST OF 17530 SW 46 STREET FOLIO: 5040 30 00 0200 VIOLATION(S):</p> <p>1). FILLING AND/OR GRADING WITHOUT APPROVAL AND PERMITS.</p>	<p>STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: MAY 14, 2008.</p> <p>COMPLIED</p>
	CASE 2008- 192	<p>OWNER(S): BANK OF AMERICA NA ADDRESS: 5531 SW 196 LANE FOLIO: 5039 36 07 0420 VIOLATION(S):</p> <p>1). POOL WITHOUT PROPER ENCLOSURE. 2). FAILURE TO MAINTAIN POOL. 3). PROPERTY IS OVERGROWN AND HAS JUNK, TRASH, DEBRIS.</p>	<p>STATUS: GIVEN UNTIL JULY 18, 2008 TO COMPLY OR \$250.00 PER DAY.</p> <p>IMPOSE PENALTY/LIEN.</p>

3. NEW CASES

3.0	CASE 2008-65	<p>OWNER(S): PERRY, ROSS D & TANA D ADDRESS: VL E OF 16460 SW 61 ST FOLIO: 5140 05 25 0080 VIOLATION(S):</p> <p>1). PROPERTY AND SWALE ARE OVERGROWN.</p>	<p>STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: AUGUST 07, 2008.</p> <p>GIVEN UNTIL SEPTEMBER 08, 2008 TO COMPLY OR \$100.00 PER DAY. BACK TO SEPTEMBER 09, 2008 HEARING. ASSESSED \$150.00 IN ADM COSTS.</p>
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<p>3.1</p>	<p>CASE 2008-119</p>	<p>OWNER(S): BEDELLS, JOHN R FAM REV TR ADDRESS: 14600 SW 60 STREET FOLIO: 5140 03 01 0074 VIOLATION(S):</p> <p>1). FENCE IN DISREPAIR.</p>	<p>STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: AUGUST 06, 2008.</p> <p>COMPLIED</p>
<p>3.2</p>	<p>CASE 2008-157</p>	<p>OWNER(S): MORALES, PAUL ADDRESS: 6500 SW 188 AVENUE FOLIO: 5139 01 01 0137 VIOLATION(S):</p> <p>1). RECREATIONAL VEHICLES BEING USED FOR LIVING PURPOSES.</p>	<p>STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: JULY 03, 2008.</p> <p>GIVEN UNTIL SEPTEMBER 08, 2008 TO COMPLY OR \$100.00 PER DAY. BACK TO SEPTEMBER 09, 2008 HEARING. ASSESSED \$150.00 IN ADM COSTS.</p>
<p>3.3</p>	<p>CASE 2008-181</p>	<p>OWNER(S): VELASQUEZ, JAIME A ADDRESS: 4990 SW 148 AVENUE FOLIO: 5040 34 01 0630 VIOLATION(S):</p> <p>1). LIGHTS GLARING ONTO ADJOINING PROPERTIES. LIGHTING INSTALLED WITHOUT PERMITS.</p>	<p>STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: JULY 03, 2008.</p> <p>GIVEN UNTIL OCTOBER 19, 2008 TO COMPLY OR \$100.00 PER DAY. BACK TO NOVEMBER 04, 2008 HEARING. ASSESSED \$150.00 IN ADM COSTS.</p>
<p>3.4</p>	<p>CASE 2008-182</p>	<p>OWNER(S): MILLER, ALBERT & CAROLYNNE ADDRESS: 14510 PALOMINO DRIVE FOLIO: 5040 34 01 0631 VIOLATION(S):</p> <p>1). LIGHTS GLARING ONTO ADJOINING PROPERTIES. LIGHTING INSTALLED WITHOUT PERMITS.</p>	<p>STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: JULY 03, 2008.</p> <p>COMPLIED</p>

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3.5	CASE 2008-185	<p>OWNER(S): YALOZ, MEIR & DOREEN ADDRESS: 6311 SW 130 AVENUE FOLIO: 5140 02 01 0135 VIOLATION(S):</p> <p>1). MORE THAN (1) SHIPPING CONTAINER 2). SHIPPING CONTAINER NOT SCREENED FROM VIEW.</p>	<p>STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: JUNE 23, 2008.</p> <p>CONTINUED PER RESPONDENTS REQUEST FROM JULY 08, 2008 MEETING.</p> <p>GIVEN UNTIL SEPTEMBER 08, 2008 TO COMPLY OR \$100.00 PER DAY. BACK TO SEPTEMBER 09, 2008 HEARING. ASSESSED \$150.00 IN ADM COSTS.</p>
3.6	CASE 2008-186	<p>OWNER(S): ALVAREZ, MANUEL & AZALEA ADDRESS: 14311 STIRLING ROAD FOLIO: 5040 34 01 0484 VIOLATION(S):</p> <p>1). PROPERTY IS OVERGROWN.</p>	<p>STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: JUNE 25, 2008.</p> <p>COMPLIED</p>
3.7	CASE 2008-189	<p>OWNER(S): MONNOT, FREDERIC ADDRESS: 6451 SW 136 LANE FOLIO: 5140 03 02 0020 VIOLATION(S):</p> <p>1). BULK WASTE OUT MORE THAN 48 HOURS TO PICK UP. 2). BULK WASTE BEING USED BY LANDSCAPERS.</p>	<p>STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: JUNE 10, 2008.</p> <p>CONTINUED FROM JULY 08, 2008 HEARING.</p> <p>GIVEN UNTIL SEPTEMBER 08, 2008 TO COMPLY OR \$250.00 PER DAY. BACK TO SEPTEMBER 09, 2008 HEARING. ASSESSED \$150.00 IN ADM COSTS.</p>

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3.8	CASE 2008-190	OWNER(S): ZAIDIE, ELIZABETH ADDRESS: VL WEST OF 13200 LURAY ROAD FOLIO: 5140 02 01 0319 VIOLATION(S): 1). PROPERTY IS OVERGROWN AND HAS JUNK, TRASH, DEBRIS.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: JUNE 10, 2008. COMPLIED
3.9	CASE 2008-191	OWNER(S): TETRO, JANE ½ INT DONALD ADDRESS: 6401 SW 136 LANE FOLIO: 5140 03 02 0030 VIOLATION(S): 1). BULK WASTE OUT MORE THAN 48 HOURS TO PICK UP. 2). BULK WASTE BEING USED BY LANDSCAPERS.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: JUNE 10, 2008. COMPLIED
3.10	CASE 2008-193	OWNER(S): BORRAZZO, MARIE E ADDRESS: 4811 SW 168 AVENUE FOLIO: 5040 29 01 0391 VIOLATION(S): 1). FAILURE TO MAINTAIN POOL.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: JUNE 25, 2008. COMPLIED
3.11	CASE 2008-214	OWNER(S): AURORA LOAN SERVICES LLC ADDRESS: 5420 SW 164 TERRACE FOLIO: 5040 32 05 0560 VIOLATION(S): 1). PROPERTY IS OVERGROWN. 2). FAILURE TO MAINTAIN POOL. 3). POOL WITHOUT PROPER ENCLOSURE.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: JULY 15, 2008. CONTINUE TO SEPTEMBER 9, 2008 HEARING.
3.12	CASE 2008-215	OWNER(S): GAVRILOIU, ALEXANDRU & LUCIAN & SILVIA ADDRESS: 14481 LAKE LANE FOLIO: 5040 27 01 0238 VIOLATION(S): 1). WORK DONE WITHOUT APPROVAL AND PERMITS (WALL)	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: JULY 15, 2008. GIVEN UNTIL OCTOBER 19, 2008 TO COMPLY OR \$100.00 PER DAY. BACK TO NOVEMBER 04, 2008 HEARING. ASSESSED \$150.00 IN ADM COSTS.

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3.13	CASE 2008-217	OWNER(S): RIOS, THERESA ADDRESS: 6110 MELALEUCA ROAD FOLIO: 5140 02 01 0072 VIOLATION(S): 1). UNMAINTAINED BLDG/STRUCTURE	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: JULY 15, 2008. COMPLIED
3.14	CASE 2008-219	OWNER(S): REYES, MARCOS ADDRESS: 4750 SW 128 AVENUE FOLIO: 5040 26 02 0020 VIOLATION(S): 1). PROPERTY AND SWALE ARE OVERGROWN. 2). FAILURE TO POST ADDRESS NUMBERS.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: JULY 15, 2008. GIVEN UNTIL SEPTEMBER 08, 2008 TO COMPLY OR \$250.00 PER DAY FOR VIOLATION #1 AND \$100.00 PER DAY FOR VIOLATION #2. BACK TO SEPTEMBER 09, 2008 HEARING. ASSESSED \$150.00 IN ADM COSTS.
3.15	CASE 2008-222	OWNER(S): MEIKLE, MAXIEN POWELL & RODERICK S ADDRESS: 14430 LAKE LANE FOLIO: 5040 27 01 0219 VIOLATION(S): 1). POOL WITHOUT PROPER ENCLOSURE. 2). FAILURE TO MAINTAIN POOL.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: AUGUST 07, 2008. GIVEN UNTIL SEPTEMBER 08, 2008 TO COMPLY OR \$250.00 PER DAY. BACK TO SEPTEMBER 09, 2008 HEARING. ASSESSED \$150.00 IN ADM COSTS.
3.16	CASE 2008-242	OWNER(S): GIORDANO, FILICI & FRANCINE ADDRESS: 4911 SW 201 TERRACE FOLIO: 5039 35 05 0130 VIOLATION(S): 1). SWALE IS OVERGROWN.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: AUGUST 04, 2008. COMPLIED

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3.17	CASE 2008-243	OWNER(S): URDANETA, LUIS & ANA ADDRESS: 14201 STIRLING ROAD FOLIO: 5040 34 01 0490 VIOLATION(S): 1). PORTION OF HANCOCK ROAD PAVED WITHOUT APPROVAL AND PERMITS.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: AUGUST 04, 2008. CONTINUED TO OCTOBER 14, 2008 HEARING.
3.18	CASE 2008-244	OWNER(S): ARANA, HECTOR LUIS ADDRESS: VL N OF 4821 SW 198 TERRACE FOLIO: 5039 35 08 0011 VIOLATION(S): 1). WORK DONE WITHOUT APPROVAL AND PERMITS (FILL)	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: AUGUST 04, 2008. GIVEN UNTIL OCTOBER 19, 2008 TO COMPLY OR \$100.00 PER DAY. BACK TO NOVEMBER 04, 2008 HEARING. ASSESSED \$150.00 IN ADM COSTS.

4. CITATIONS

4.0	CASE 2008C-220 CITATION SRC-1177	OWNER(S): CARVAJAL, FERNANDO & ISABEL ADDRESS: 6511 SW 136 LANE FOLIO: 5140 03 02 0010 VIOLATION(S): 1). BULK TRASH	STATUS: CITATION ISSUED: JULY 17, 2008 \$500.00 <i>HEARING REQUESTED</i> ASSESSED FINE OF \$100.00.
4.1	CASE 2008C-228 CITATION SRC-1054	OWNER(S): MISSION & SERVICE INC ADDRESS: 6751 SW 185 WAY FOLIO: 5139 01 01 0343 VIOLATION(S): 1). BULK TRASH	STATUS: CITATION ISSUED: July 24, 2008 \$500.00 ASSESSED FINE OF \$500.00 PLUS \$150.00 IN ADM COSTS. TOTAL FINE DUE \$650.00.

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<p>4.2</p>	<p>CASE 2008C-231</p> <p>CITATION SRC-1153</p>	<p>OWNER(S): MONNOT, FREDERIC ADDRESS: 6451 SW 136 LANE FOLIO: 5140 03 02 0020 VIOLATION(S):</p> <p>1). BULK TRASH</p>	<p>STATUS: CITATION ISSUED: AUGUST 07, 2008</p> <p>\$500.00</p> <p>ASSESSED FINE OF \$500.00 PLUS \$150.00 IN ADM COSTS. TOTAL FINE DUE \$650.00.</p>
<p>4.3</p>	<p>CASE 2008C-232</p> <p>CITATION SRC-1055</p>	<p>OWNER(S): SASS, JEFFREY W ADDRESS: 4901 SW 167 AVENUE FOLIO: 5040 32 02 0070 VIOLATION(S):</p> <p>1). BULK TRASH</p>	<p>STATUS: CITATION ISSUED: JULY 30, 2008</p> <p>\$500.00</p> <p>ASSESSED FINE OF \$500.00 PLUS \$150.00 IN ADM COSTS. TOTAL FINE DUE \$650.00.</p>
<p>4.4</p>	<p>CASE 2008C-241</p> <p>CITATION SRC-1056</p>	<p>OWNER(S): SUTPHIN, DELBERT L JR ADDRESS: 14800 MARVIN LANE FOLIO: 5140 03 01 0149 VIOLATION(S):</p> <p>1). BULK TRASH</p>	<p>STATUS: CITATION ISSUED: AUGUST 01, 2008</p> <p>\$500.00</p> <p><i>HEARING REQUESTED</i></p> <p>ASSESSED FINE OF \$500.00 PLUS \$150.00 IN ADM COSTS. TOTAL FINE DUE \$650.00.</p>
<p>4.5</p>	<p>CASE 2008C-252</p> <p>CITATION SRC-1058</p>	<p>OWNER(S): COCONUT GROVE BANK GUAD AGUIAR, TATIANNA ADDRESS: 6310 APPALOOSA ROAD FOLIO: 5140 02 01 0193 VIOLATION(S):</p> <p>1). BULK TRASH</p>	<p>STATUS: CITATION ISSUED: AUGUST 08, 2008</p> <p>\$500.00</p> <p>ASSESSED FINE OF \$500.00 PLUS \$150.00 IN ADM COSTS. TOTAL FINE DUE \$650.00.</p>

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4.6	CASE 2008C-256 CITATION SRC-1059	OWNER(S): CARDOSO, JULIO & POLLY ADDRESS: 5301 SW 195 TERRACE FOLIO: 5039 36 01 0106 VIOLATION(S): 1). BULK TRASH	STATUS: CITATION ISSUED: AUGUST 12, 2008 \$500.00 ASSESSED FINE OF \$500.00 PLUS \$150.00 IN ADM COSTS. TOTAL FINE DUE \$650.00.
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5. LIEN MITIGATION

5.1	CASE 06-1138	OWNER(S): RIVERA, ABEL DE JESUS & RIVERA, ROSA EMILIA ADDRESS: VL W OF 17611 SW 48 STREET FOLIO: 5040 30 09 0020 VIOLATION(S): FILL WITHOUT APPROVAL PERMITS.	STATUS: TOTAL FINE DUE \$27,300.00 CONTINUED TO SEPTEMBER 9, 2008 HEARING.
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6. FORECLOSURE AUTHORIZATION

6.1	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).