

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

**SPECIAL MAGISTRATE HEARING**  
**JANUARY 4, 2011**  
**9:00 A.M.**

**1. CALL SESSION TO ORDER**

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

<b>2.1</b>	<b>CASE 2010-285</b>	<p>OWNER(S): CABALLERO, ANA C  ADDRESS: 17250 SW 52 COURT  FOLIO: 5040 31 01 0024  VIOLATION(S):</p> <p>1). WORK WITHOUT PERMIT - CLEARING/FILLING/GRADING</p>	<p><b>STATUS:</b>  GIVEN UNTIL JANUARY 3, 2011  TO COMPLY OR \$100.00 PER DAY.</p> <p>FIRST NOTICE – APRIL 23, 2010.</p>
<b>2.2</b>	<b>CASE 2010-543</b>	<p>OWNER(S): LAING, RONALD &amp; CAROLYN, R LAING  &amp; LAING REV FAM TR  ADDRESS: 17210 SW 58 STREET  FOLIO: 5040 31 01 0541  VIOLATION(S):</p> <p>1). PROPANE TANK IN SETBACK.</p>	<p><b>STATUS:</b>  GIVEN UNTIL JANUARY 3, 2011  TO COMPLY OR \$50.00 PER DAY.</p> <p>FIRST NOTICE – SEPTEMBER 13, 2010.</p>
<b>2.3</b>	<b>CASE 2010-592</b>	<p>OWNER(S): 750 ESTATES INC  ADDRESS: 6125 STALLION WAY  FOLIO: 5140 02 13 0020  VIOLATION(S):</p> <p>1). FILLING WITHOUT PERMIT.</p>	<p><b>STATUS:</b>  NOTICE OF HEARING ISSUED  OCTOBER 21, 2010.</p> <p>GIVEN UNTIL DECEMBER 2, 2010 TO COMPLY OR \$100.00 PER DAY.</p> <p>AMENDED FINAL ORDER TO GIVE UNTIL JANUARY 3, 2011 TO COMPLY.</p> <p>FIRST NOTICE – SEPTEMBER 27, 2010.</p>

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**3. NEW CASES**

<b>3.1</b>	<b>CASE 2010-588</b>	OWNER(S): GREEN, LUCILLE R ADDRESS: 5221 W SAXON CIRCLE FOLIO: 5040 33 02 0310 VIOLATION(S):  1). OVERGROWN PROPERTY. 2). POOL NOT BEING MAINTAINED.	<b>STATUS:</b> NOTICE OF HEARING ISSUED NOVEMBER 4, 2010.  FIRST NOTICE – SEPTEMBER 23, 2010.
<b>3.2</b>	<b>CASE 2010-593</b>	OWNER(S): PRO ZACH 54, LLC ADDRESS: 13900 SW 50 STREET FOLIO: 5040 34 01 0312 VIOLATION(S):  1). ROOF IN DISREPAIR.	<b>STATUS:</b> NOTICE OF HEARING ISSUED NOVEMBER 16, 2010.  COMPLIED.
<b>3.3</b>	<b>CASE 2010-640</b>	OWNER(S): SANCHEZ, ELKIN & LESLIE ADDRESS: 6131 SW 161 AVENUE FOLIO: 5140 05 04 0010 VIOLATION(S):  1). OVERGROWN PROPERTY.	<b>STATUS:</b> NOTICE OF HEARING ISSUED NOVEMBER 4, 2010.  FIRST NOTICE – OCTOBER 19, 2010.
<b>3.4</b>	<b>CASE 2010-642</b>	OWNER(S): JONES, STEVEN ADDRESS: 13800 MUSTANG TRAIL FOLIO: 5140 03 01 0470 VIOLATION(S):  1). OVERGROWN PROPERTY.	<b>STATUS:</b> NOTICE OF HEARING ISSUED NOVEMBER 4, 2010.  FIRST NOTICE – OCTOBER 19, 2010.
<b>3.5</b>	<b>CASE 2010-644</b>	OWNER(S): PALAZZOLO, JEROME & MICHELLE ADDRESS: 5050 HANCOCK ROAD FOLIO: 5040 34 01 0302 VIOLATION(S):  1). FAILURE TO CONNECT TO WATER MAIN.	<b>STATUS:</b> NOTICE OF HEARING ISSUED NOVEMBER 29, 2010.  COMPLIED.
<b>3.6</b>	<b>CASE 2010-651</b>	OWNER(S): CUSANO, SHERRY H/E & JOHN ADDRESS: 4800 SW 164 TERRACE FOLIO: 5040 32 05 1200 VIOLATION(S):  1). ALLOWING ANIMALS TO BECOME NUISANCE (DOG RUNNING LOOSE).	<b>STATUS:</b> NOTICE OF HEARING ISSUED NOVEMBER 15, 2010.  FIRST NOTICE – NOVEMBER 2, 2010.

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3.7	<b>CASE 2010-664</b>	OWNER(S): DAVIS, ROGERS HC SR & LYNDA ADDRESS: 4900 SW 178 AVENUE FOLIO: 5040 31 01 0011 VIOLATION(S):  1). OVERGROWN PROPERTY.	<b>STATUS:</b> NOTICE OF HEARING ISSUED NOVEMBER 16, 2010.  COMPLIED.
3.8	<b>CASE 2010-671</b>	OWNER(S): LEVY, NORMA ADDRESS: V LOT W OF 18020 SW 66 STREET FOLIO: 5140 06 03 0019 VIOLATION(S):  1). WORK WITHOUT PERMIT - CLEARING/FILLING/GRADING	<b>STATUS:</b> NOTICE OF HEARING ISSUED NOVEMBER 24, 2010.  FIRST NOTICE - NOVEMBER 9, 2010.
3.9	<b>CASE 2010-675</b>	OWNER(S): DUANE, MICHAEL & DUANE-DRAY, VLAERIE ADDRESS: 13811 SW 52 PLACE FOLIO: 5040 31 01 0530 VIOLATION(S):  1). WORK WITHOUT PERMIT - SEPTIC TANK, TRAILER.	<b>STATUS:</b> NOTICE OF HEARING ISSUED NOVEMBER 30, 2010.  FIRST NOTICE - NOVEMBER 16, 2010.
3.10	<b>CASE 2010-678</b>	OWNER(S): CARL ANTON SR TESTAMRNTARY TR FRANK ANTON TRSTEE ADDRESS: V LOT NW CRNR OF 59 CT & 166 ST FOLIO: 5040 32 03 0011 VIOLATION(S):  1). WORK WITHOUT PERMIT - CLEARING/FILLING/GRADING	<b>STATUS:</b> NOTICE OF HEARING ISSUED DECEMBER 6, 2010.  FIRST NOTICE - NOVEMBER 17, 2010.
3.11	<b>CASE 2010-684</b>	OWNER(S): GOFF, GEORGE & MICHELLE ADDRESS: 17330 SW 58 STREET FOLIO: 5040 31 01 0543 VIOLATION(S):  1). WORK WITHOUT ZONING PERMIT - STRUCTURE IN FRONT OF PROPERTY.	<b>STATUS:</b> NOTICE OF HEARING ISSUED DECEMBER 17, 2010.  FIRST NOTICE - NOVEMBER 17, 2010.

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3.12	<b>CASE 2010-685</b>	OWNER(S): GOFF, GEORGE & MICHELLE ADDRESS: 17330 SW 58 STREET FOLIO: 5040 31 01 0543 VIOLATION(S):  1). PROPERTY HAS JUNK, TRASH, DEBRIS ON EAST SIDE.	<b>STATUS:</b> NOTICE OF HEARING ISSUED DECEMBER 17, 2010.  FIRST NOTICE – NOVEMBER 23, 2010.
3.13	<b>CASE 2010-686</b>	OWNER(S): GOFF, GEORGE & MICHELLE ADDRESS: 17330 SW 58 STREET FOLIO: 5040 31 01 0543 VIOLATION(S):  1). FAILURE TO MAINTAIN FENCE ON EAST SIDE AND ALONG FRONT.	<b>STATUS:</b> NOTICE OF HEARING ISSUED DECEMBER 17, 2010.  FIRST NOTICE – NOVEMBER 23, 2010.
3.14	<b>CASE 2010-687</b>	OWNER(S): GOFF, GEORGE & MICHELLE ADDRESS: 17330 SW 58 STREET FOLIO: 5040 31 01 0543 VIOLATION(S):  1). TREES IN SWALE REQUIRE APPROVAL AND PERMIT. 2). TREES IN SWALE INTERFERING WITH UTILITY LINES.	<b>STATUS:</b> NOTICE OF HEARING ISSUED DECEMBER 17, 2010.  FIRST NOTICE – NOVEMBER 23, 2010.
3.15	<b>CASE 2010-688</b>	OWNER(S): GOFF, GEORGE & MICHELLE ADDRESS: 17330 SW 58 STREET FOLIO: 5040 31 01 0543 VIOLATION(S):  1). FOWL NOT IN AN ENCLOSURE.	<b>STATUS:</b> NOTICE OF HEARING ISSUED DECEMBER 17, 2010.  FIRST NOTICE – NOVEMBER 23, 2010.
3.16	<b>CASE 2010-699</b>	OWNER(S): GOFF, GEORGE & MICHELLE ADDRESS: 17330 SW 58 STREET FOLIO: 5040 31 01 0543 VIOLATION(S):  1). FAILURE TO MAINTAIN POOL.	<b>STATUS:</b> NOTICE OF HEARING ISSUED DECEMBER 17, 2010.  FIRST NOTICE – DECEMBER 2, 2010.

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<b>3.17</b>	<b>CASE 2010-700</b>	OWNER(S): GOFF, GEORGE & MICHELLE ADDRESS: 17330 SW 58 STREET FOLIO: 5040 31 01 0543 VIOLATION(S):  1). POOL MUST HAVE FENCE AT LEAST 4' IN HEIGHT.	<b>STATUS:</b> NOTICE OF HEARING ISSUED DECEMBER 17, 2010.  FIRST NOTICE - DECEMBER 2, 2010.
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**4. CITATIONS**

<b>4.0</b>	<b>CASE 2009C- 628</b>	OWNER(S): HARRISON, GUY & SELLEK-HARRISON, MARIA ADDRESS: 16500 STIRLING ROAD FOLIO: 5040 32 05 0030 VIOLATION(S):  1). BULK TRASH.	<b>STATUS:</b> CITATION ISSUED NOVEMBER 29, 2010.
<b>4.1</b>	<b>CASE 2010C- 010</b>	OWNER(S): BUZZELLA, BETTY LOU ADDRESS: 6200 SW 183 WAY FOLIO: 5140 06 02 0250 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED DECEMBER 2, 2010.  <i>HEARING REQUESTED.</i>
<b>4.2</b>	<b>CASE 2010C- 045</b>	OWNER(S): HALSEY, ROBERT ADDRESS: 4951 SW 192 TERRACE FOLIO: 5039 36 14 0040 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED DECEMBER 1, 2010.  PAID.

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4.3	<b>CASE 2010C- 106</b>	OWNER(S): SHOKRIPOUR, MOHAMMAD & SHERRY ADDRESS: 5520 SW 166 AVENUE FOLIO: 5040 32 05 0210 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED DECEMBER 1, 2010.  <i>HEARING REQUESTED.</i>
4.4	<b>CASE 2010C- 185</b>	OWNER(S): WEZKIEWICZ, MICHAEL ADDRESS: 6521 SW 183 WAY FOLIO: 5140 06 02 0014 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED DECEMBER 1, 2010.  PAID.
4.5	<b>CASE 2010C- 226</b>	OWNER(S): OCHOA, MAURICIO ADDRESS: 17490 SW 70 PLACE FOLIO: 5140 06 04 0232 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED DECEMBER 1, 2010.
4.6	<b>CASE 2010C- 492</b>	OWNER(S): HOEFT, MICHAEL & CLAIRE ADDRESS: 6101 SW 186 WAY FOLIO: 5139 01 02 0040 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED DECEMBER 1, 2010.  <i>HEARING REQUESTED.</i>
4.7	<b>CASE 2010C- 515</b>	OWNER(S): AMADOR, ENRIQUE & YOLANDA ADDRESS: 4800 SW 195 TERRACE FOLIO: 5039 25 02 0102 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED DECEMBER 1, 2010.  <i>HEARING REQUESTED.</i>

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<b>4.8</b>	<b>CASE 2010C- 580</b>	OWNER(S): FAHIMIPOUR, MEHRDAD & COTY ADDRESS: V LOT NW CRNR APPALOOSA/STIRLING FOLIO: 5040 35 13 0020 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED NOVEMBER 10, 2010.  <i>HEARING REQUESTED.</i>
<b>4.9</b>	<b>CASE 2010C- 756</b>  <b>REPEAT PRIOR CASE 2010C-197</b>	OWNER(S): SANCHEZ, CARMEN & ENI ADDRESS: 5400 SW 160 AVENUE FOLIO: 5040 32 01 0094 VIOLATION(S):  1). SIGNS, FLAGS, BANNERS	<b>STATUS:</b> CITATION ISSUED DECEMBER 8, 2010.

**5. FORECLOSURE AUTHORIZATION**

<b>5.1</b>	<b>CASE</b>	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):  1).	<b>STATUS:</b>
<b>5.2</b>	<b>CASE</b>	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):  1).	<b>STATUS:</b>

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**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).