

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**  
**APRIL 05, 2011**  
**9:00 A.M.**

**MINUTES**

**1. CALL SESSION TO ORDER**

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

<b>2.1</b>	<b>CASE 2010-384</b>	<p>OWNER(S): STERLING FARMS INC  ADDRESS: 6301 SW 181 ROAD  FOLIO: 5140 06 02 0015  VIOLATION(S):</p> <p>1). WORK WITHOUT PERMIT -  CLEARING/FILLING/GRADING</p>	<p><b>STATUS:</b>  GIVEN UNTIL FEBRUARY 05,  2011 TO COMPLY OR \$100.00  PER DAY.</p> <p>FIRST NOTICE - OCTOBER 06,  2010.</p> <p>CONTINUED FROM MARCH 01,  2011 HEARING.</p> <p>CONTINUED TO MAY 3, 2011  HEARING.</p>
<b>2.2</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>AMENDED FINAL ORDER TO  GIVE UNTIL APRIL 05, 2011 TO  COMPLY</p> <p>FIRST NOTICE - SEPTEMBER 27,  2010.</p> <p>CONTINUED TO MAY 3, 2011  HEARING.</p>

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2.3	<b>CASE 2010-607</b>	OWNER(S): ROLLING OAKS ESTATES INC ADDRESS: VL E ON SW 178 AVENUE/58 STREET FOLIO: 5040 31 10 0050 VIOLATION(S):  1). OPERATING A BUSINESS WITHOUT A CERTIFICATE OF USE (LANDFILL/MULCHING).	<b>STATUS:</b> NOTICE OF HEARING ISSUED OCTOBER 13, 2010.  GIVEN UNTIL MARCH 21, 2011 TO COMPLY OR \$150.00 PER DAY.  FIRST NOTICE - OCTOBER 01, 2010.  CONTINUED TO MAY 3, 2011 HEARING.
2.4	<b>CASE 2011-036</b>	OWNER(S): BANK OF AMERICA NA ADDRESS: VL E OF 17001 SW 63 MANOR FOLIO: 5140 05 19 0050 VIOLATION(S):  1). OVERGROWN PROPERTY.	<b>STATUS:</b> GIVEN UNTIL MARCH 16, 2011 TO COMPLY OR \$100.00 PER DAY.  FIRST NOTICE - JANUARY 25, 2011.  COMPLIED APRIL 4, 2011. IMPOSE PENALTY AND LIEN OF \$1,900.00.
2.5	<b>CASE 2011-042</b>	OWNER(S): MONNOT, FREDERIC ADDRESS: VL E OF 13450 MUSTANG TRAIL FOLIO: 5140 02 01 0342 VIOLATION(S):  1). SIGN WITHOUT PERMIT (PHI).	<b>STATUS:</b> GIVEN UNTIL MARCH 16, 2011 TO COMPLY OR \$100.00 PER DAY.  FIRST NOTICE - JANUARY 31, 2011.  COMPLIED.
2.6	<b>CASE 2011-054</b>	OWNER(S): DEUTSCHE BANK NAT'L TR CO TRSTEE ADDRESS: 5261 SW 136 AVENUE FOLIO: 5040 34 01 0059 VIOLATION(S):  1). OVERGROWN PROPERTY.	<b>STATUS:</b> GIVEN UNTIL MARCH 16, 2011 TO COMPLY OR \$100.00 PER DAY.  FIRST NOTICE - FEBRUARY 07, 2011.  COMPLIED.

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**3. NEW CASES**

<p><b>3.1</b></p>	<p><b>CASE 2010-763</b></p>	<p>OWNER(S): AF OF APPALOOSA TRAIL II LLC  ADDRESS: VL S OF 6451 APPALOOSA TRAIL  FOLIO: 5140 02 01 0128  VIOLATION(S):   1). FILL WITHOUT APPROVAL AND PERMIT.</p>	<p><b>STATUS:</b>  NOTICE OF HEARING ISSUED  FEBRUARY 22, 2011.   CONTINUED TO MAY 3, 2011  HEARING.</p>
<p><b>3.2</b></p>	<p><b>CASE 2011-006</b></p>	<p>OWNER(S): HART'S NURSERY LLC  HART, PETER &amp; MENDEZ-HART, RV  ADDRESS: VL W OF 18020 SW 66 STREET  FOLIO: 5140 06 03 0019  VIOLATION(S):   1). FILL WITHOUT APPROVAL AND PERMIT.</p>	<p><b>STATUS:</b>  NOTICE OF HEARING ISSUED  FEBRUARY 23, 2011.   COMPLIED.</p>
<p><b>3.3</b></p>	<p><b>CASE 2011-022</b></p>	<p>OWNER(S): CHAUDHRY, MOBASHIR &amp; TASNEEM  ADDRESS: VL E OF 15810 SW 56 STREET  FOLIO: 5040 33 14 0060  VIOLATION(S):   1). FILL WITHOUT APPROVAL AND PERMIT.</p>	<p><b>STATUS:</b>  NOTICE OF HEARING ISSUED  FEBRUARY 23, 2011.   COMPLIED.</p>
<p><b>3.4</b></p>	<p><b>CASE 2011-038</b></p>	<p>OWNER(S): PANNU, HARBANS KAUR  ADDRESS: 16580 SW 62 STREET  FOLIO: 5140 05 01 0173  VIOLATION(S):   1). COMMERCIAL VEHICLE.</p>	<p><b>STATUS:</b>  NOTICE OF HEARING ISSUED  MARCH 09, 2011.   COMPLIED.</p>
<p><b>3.5</b></p>	<p><b>CASE 2011-081</b></p>	<p>OWNER(S): CID, ALEXANDER  CID, RIGOBERTO  ADDRESS: 5401 SW 210 TERRACE  FOLIO: 5039 34 06 0010  VIOLATION(S):   1). OVERGROWN PROPERTY, JUNK TRASH,  DEBRIS. (COMPLIED).  2). COMMERCIAL VEHICLES</p>	<p><b>STATUS:</b>  NOTICE OF HEARING ISSUED  MARCH 07, 2011.   GIVEN UNTIL APRIL 20, 2011 TO  COMPLY OR \$100.00 PER DAY.  ASSESSED \$150.00 IN ADM  COSTS. RETURN TO MAY 3, 2011  HEARING.</p>

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3.6	<b>CASE 2011-083</b>	OWNER(S): AMEZQUITA, EDGAR ADDRESS: VL S OF 5425 SW 210 TERRACE FOLIO: 5039 34 01 0611 VIOLATION(S):  1). OVERGROWN PROPERTY, JUNK TRASH, DEBRIS.	<b>STATUS:</b> NOTICE OF HEARING ISSUED MARCH 07, 2011.  COMPLIED.
3.7	<b>CASE 2011-087</b>	OWNER(S): CID,RIGOBERTO & AMPARO ADDRESS: VL ACROSS 5803 SW 210 TERRACE FOLIO: 5039 34 11 0010 VIOLATION(S):  1). OVERGROWN PROPERTY, JUNK TRASH, DEBRIS.	<b>STATUS:</b> NOTICE OF HEARING ISSUED MARCH 07, 2011.  COMPLIED.
3.8	<b>CASE 2011-089</b>	OWNER(S): MVR, INC % VIDAL, MICHAEL ADDRESS: 4901 SW 178 AVENUE FOLIO: 5040 31 01 0174 VIOLATION(S):  1). OVERGROWN PROPERTY. (COMPLIED) 2). FAILURE TO OBTAIN CU (RENTING PARKING)	<b>STATUS:</b> NOTICE OF HEARING ISSUED MARCH 08, 2011.  GIVEN UNTIL APRIL 15, 2011 TO COMPLY OR \$100.00 PER DAY. ASSESSED \$150.00 IN ADM COSTS. RETURN TO MAY 3, 2011 HEARING.
3.9	<b>CASE 2011-095</b>	OWNER(S): PARRISH, VICKIE & WESLEY ADDRESS: VL N OF 6120 SW 185 WAY FOLIO: 5139 01 01 0093 VIOLATION(S): 1). FAILURE TO OBTAIN CERTIFICATE OF USE	<b>STATUS:</b> NOTICE OF HEARING ISSUED MARCH 21, 2011.  COMPLIED.
3.10	<b>CASE 2011-096</b>	OWNER(S): PARRISH, VICKIE & WESLEY ADDRESS: VL ACROSS 18541 SW 61 COURT FOLIO: 5139 01 01 0098 VIOLATION(S): 1). FAILURE TO OBTAIN CERTIFICATE OF USE	<b>STATUS:</b> NOTICE OF HEARING ISSUED MARCH 21, 2011.  COMPLIED.
3.11	<b>CASE 2011-100</b>	OWNER(S): GREEN, LUCILLE R ADDRESS: 5221 W SAXON CIRCLE FOLIO: 5040 33 02 0310 VIOLATION(S):  1). POOL MUST HAVE 4' HIGH FENCE WITH SELF CLOSING SELF LOCKING GATES	<b>STATUS:</b> NOTICE OF HEARING ISSUED MARCH 16, 2011.  COMPLIED.

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<b>3.12</b>	<b>CASE 2011-104</b>	<p>OWNER(S): BAROSY, REGINE &amp; FORT, EDDY ST ADDRESS: VL NE CNR SW 148 AVENUE &amp; LURAY RD FOLIO: 5140 03 01 0173 VIOLATION(S):</p> <p>1). FAILURE TO MAINTAIN LANDSCAPING</p>	<p><b>STATUS:</b> NOTICE OF HEARING ISSUED MARCH 16, 2011.</p> <p>GIVEN UNTIL JUNE 4, 2011 TO COMPLY OR \$100.00 PER DAY. WAIVED ADM COSTS. RETURN TO JUNE 7, 2011 HEARING.</p>
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**4. CITATIONS**

<b>4.0</b>	<b>CASE 2010C-373</b>	<p>OWNER(S): REYES, CARLOS J &amp; NANCY ADDRESS: 5121 THOROUGHbred LANE FOLIO: 5040 34 00 0030 VIOLATION(S):</p> <p>1). BULK TRASH PLACED ON SWALE ON OTHER PROPERTIES.</p>	<p><b>STATUS:</b> CITATION ISSUED MARCH 03, 2011.</p> <p><i>HEARING REQUESTED.</i></p> <p>CASE WITHDRAWN.</p>
<b>4.1</b>	<b>CASE 2010C-476</b>	<p>OWNER(S): CHANDLER, CYNTHIA ADDRESS: 5160 SW 188 AVENUE FOLIO: 5039 36 02 0160 VIOLATION(S):</p> <p>1). BULK TRASH</p>	<p><b>STATUS:</b> CITATION ISSUED FEBRUARY 08, 2011.</p> <p>PAID.</p>
<b>4.2</b>	<b>CASE 2010C-573</b>	<p>OWNER(S): SALAZAR, SANTIAGO H/E SALAZAR, PAULINA ADDRESS: 6290 SW 188 AVENUE FOLIO: 5139 01 03 0220 VIOLATION(S):</p> <p>1). BULK TRASH</p>	<p><b>STATUS:</b> CITATION ISSUED MARCH 08, 2011.</p> <p>\$500.00 FINE PLUS \$150.00 IN ADM COSTS.</p> <p>TOTAL DUE = \$650.00.</p>

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<b>4.3</b>	<b>CASE 2010C- 711</b>	OWNER(S): CHUNG, VICTOR & MAUREEN ADDRESS: 19000 SW 61 MANOR FOLIO: 5039 36 10 0710 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED MARCH 08, 2011.  \$500.00 FINE PLUS \$150.00 IN ADM COSTS.  TOTAL DUE = \$650.00.
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**5. FORECLOSURE AUTHORIZATION**

<b>5.1</b>	<b>CASE 2007-04</b>	OWNER(S): CITIMORTGAGE INC ADDRESS: 5016 SW 195 TERRACE FOLIO: 5039 36 01 0114 VIOLATION(S):  1). PROPERTY IS OVERGROWN.	<b>STATUS:</b> COMPLIED.  TOTAL FINE DUE \$38,600.00.  MITIGATION OFFER \$25,187.50  MITIGATION APPROVED.
<b>5.2</b>	<b>CASE 2008-382</b>	OWNER(S): BROADWING COMMUNICATIONS % DELOITTE TAX LLP ADDRESS: 20951 GRIFFIN ROAD FOLIO: 5039 27 02 0230 VIOLATION(S):  1). PROPERTY HAS DEBRIS.	<b>STATUS:</b> DAILY LIEN AND FINE IMPOSED JANUARY 23, 2009 @ \$200.00 PER DAY.  FORECLOSURE AUTHORIZATION GRANTED.
<b>5.3</b>	<b>CASE 2009-211</b>	OWNER(S): MONNOT, FREDERIC ADDRESS: 20210 SW 48 PLACE FOLIO: 5039 35 03 0580 VIOLATION(S):  1) ELECTRICAL WORK WITHOUT PERMIT.	<b>STATUS:</b> DAILY LIEN AND FINE IMPOSED JULY 22, 2009 @ \$250.00 PER DAY.  FORECLOSURE AUTHORIZATION GRANTED.

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<b>5.4</b>	<b>CASE 2009-406</b>	OWNER(S): MONNOT, FREDERIC ADDRESS: 20210 SW 48 PLACE FOLIO: 5039 35 03 0580 VIOLATION(S):  1). PROPERTY IS OVERGROWN. 2). POOL NOT BEING MAINTAINED.	<b>STATUS:</b> DAILY LIEN AND FINE IMPOSED NOVEMBER 19, 2009 @ \$100.00 PER DAY.  FORECLOSURE AUTHORIZATION GRANTED.
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**6. BSO COMMERCIAL MOTOR VEHICLE CITATIONS**

<b>6.1</b>	<b>CASE  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).