

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
APRIL 08, 2008
9:00 A.M.

MINUTES

1. CALL SESSION TO ORDER

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

2.1	CASE 2007-43	OWNER(S): AGLIO, JOHN DOMINICK ADDRESS: 5130 SW 167 AVENUE FOLIO: 5040 32 02 0079 VIOLATION(S): 1). ALLOWING ANIMALS (DOGS) TO BECOME A NUISANCE.	STATUS: AMENDED FINAL ORDER - GIVEN UNTIL FEBRUARY 22, 2008 TO COMPLY OR \$150.00 PER DAY PER VIOLATION. CONTINUED FROM MARCH 11, 2008 HEARING. COMPLIED
2.2	CASE 2008-61	OWNER(S): QUINTERO, ANA C ADDRESS: 5941 SW 185 WAY FOLIO: 5039 36 01 0067 VIOLATION(S): 1). COMMERCIAL VEHICLES EXIST ON PROPERTY (BUSES)	STATUS: GIVEN UNTIL APRIL 07, 2008 TO COMPLY OR \$100.00 PER DAY FINE. IMPOSE PENALTY LIEN
2.3	CASE 2008-75	OWNER(S): PRIME INTERNATIONAL PROP JACKSONVILLE LLC ADDRESS: VL SW CORNER HANCOCK/LURAY FOLIO: 5140 03 01 0350 VIOLATION(S): 1). PROPERTY IS OVERGROWN AND HAS JUNK, TRASH, DEBRIS.	STATUS: GIVEN UNTIL APRIL 07, 2008 TO COMPLY OR \$100.00 PER DAY FINE. COMPLIED
2.4	CASE 2008-76	OWNER(S): ANTON, CARL C SR EST ADDRESS: VL NW CORNER STIRLING/ SW 166 AVE FOLIO: 5040 32 03 0081 VIOLATION(S): 1). ALL VEHICLES ON PROPERTY MUST BE REGISTERED TO PROPERTY AND HAVE CURRENT TAG AND REGISTRATION. PARKING ON VACANT LOT.	STATUS: GIVEN UNTIL APRIL 07, 2008 TO COMPLY OR \$100.00 PER DAY FINE. COMPLIED

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3. NEW CASES

3.0	CASE 07-1068	OWNER(S): LOBO, CARMEN ADDRESS: 20511 SW 48 PLACE FOLIO: 5039 35 03 0050 VIOLATION(S): 1). PROPERTY IS OVERGROWN AND HAS JUNK, TRASH, DEBRIS.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED MARCH 24, 2008. GIVEN UNTIL APRIL 23, 2008 TO COMPLY OR \$100.00 PER DAY. ASSESSED \$150.00 IN ADMIN. COSTS. BACK TO MAY 13, 2008 HEARING.
3.1	CASE 2008-70	OWNER(S): TAYLOR, JASON ADDRESS: 5601 SW 136 AVENUE FOLIO: 5040 34 01 0110 VIOLATION(S): 1). LOT IS OVERGROWN AND HAS DEBRIS.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 26, 2008. CONTINUED FROM MARCH 11, 2008 HEARING. GIVEN UNTIL APRIL 23, 2008 TO COMPLY OR \$100.00 PER DAY. ASSESSED \$150.00 IN ADMIN. COSTS. BACK TO MAY 13, 2008 HEARING.
3.2	CASE 2008-77	OWNER(S): YALoz, MEIR & DOREEN ADDRESS: 6311 SW 130 AVENUE FOLIO: 5140 02 01 0135 VIOLATION(S): 1). BULK WASTE PLACED MORE THAN 48 HOURS PRIOR TO PICK UP.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 22, 2008. CONTINUED FROM MARCH 11, 2008 HEARING. COMPLIED BUT FOUND VIOLATION, CASE ADJUDICATED.
3.3	2008-78	OWNER(S): THOMAS, MARJORIE BROWN ADDRESS: VL ACROSS 16580 SW 62 STREET FOLIO: 5140 05 01 0175 VIOLATION(S): 1). PROPERTY IS OVERGROWN AND HAS JUNK, TRASH, DEBRIS.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 22, 2008. CONTINUED FROM MARCH 11, 2008 HEARING. COMPLIED

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3.4	2008-81	OWNER(S): FINKLE, NATHAN & JACQUELINE ADDRESS: 5560 HANCOCK ROAD FOLIO: 5040 34 01 0211 VIOLATION(S): 1). BULK WASTE PLACED MORE THAN 48 HOURS PRIOR TO PICK UP. BULK WASTE IMPROPER LOCATION.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 22, 2008. CONTINUED FROM MARCH 11, 2008 HEARING. COMPLIED BUT FOUND VIOLATION, CASE ADJUDICATED.
3.5	2008-82	OWNER(S): MARTINEZ, JULIO & MARCIA ADDRESS: 14701 SUNSET LANE FOLIO: 5140 03 01 0019 VIOLATION(S): 1). WORK DONE WITHOUT PERMITS	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 27, 2008 CONTINUED TO MAY 13, 2008 HEARING.
3.6	2008-85	OWNER(S): KNIGHTSBRIDGE ESTATES LLC ADDRESS: 5591 MELALEUCA ROAD FOLIO: 5040 35 01 0075 VIOLATION(S): 1). ANIMAL NUISANCE	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 26, 2008. CONTINUED FROM MARCH 11, 2008 HEARING GIVEN UNTIL APRIL 18, 2008 TO COMPLY OR \$200.00 PER DAY. ASSESSED \$150.00 IN ADMIN. COSTS. BACK TO MAY 13, 2008 HEARING.
3.7	2008-87	OWNER(S): COOMBS, MICHAEL & DEBORAH & RIVERA, RAMON ADDRESS: 14620 GRIFFIN ROAD FOLIO: 5040 27 01 0273 VIOLATION(S): 1). FILLING W/O PERMITS 2). OFF STREET PARKING AREA.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 27, 2008. COMPLIED
3.8	2008-88	OWNER(S): MCDONALD, MICHAEL ½ INT EA GATLEY, HEATHER ADDRESS: 5710 SW 166 AVENUE FOLIO: 5040 32 05 0160 VIOLATION(S): 1). WORK W/O PERMIT (DRIVEWAY)	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 26, 2008. COMPLIED

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3.9	2008-91	OWNER(S): SCHWARTZ, HOWARD ADDRESS: 6451 APPALOOSA ROAD FOLIO: 5140 02 01 0185 VIOLATION(S): 1). PROPERTY IS OVERGROWN AND HAS JUNK, TRASH, DEBRIS.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 26, 2008. COMPLIED
3.10	CASE 2008-93	OWNER(S): VELASCO, MIRIAM ADDRESS: 13920 MUSTANG TRAIL FOLIO: 5140 03 01 0451 VIOLATION(S): 1). TRAILER(S) EXIST ON PROPERTY IN VIOLATION OF CODE. 2). VEHICLES ON PROPERTY W/O CURRENT VALID REGISTRATION AND NOT REGISTERED TO PROPERTY.	STATUS: GIVEN UNTIL FEBRUARY 11, 2008 TO COMPLY OR \$100.00 PER DAY PER VIOLATION. GIVEN UNTIL APRIL 18, 2008 TO COMPLY OR \$100.00 PER DAY. ASSESSED \$150.00 IN ADMIN. COSTS. BACK TO MAY 13, 2008 HEARING.
3.11	2008-113	OWNER(S): LAMGI ENTERPRISES CORP ADDRESS: VL E OF 12801 LURAY RD FOLIO: 5140 02 01 0186 VIOLATION(S): 1). PROPERTY IS OVERGROWN AND HAS JUNK, TRASH, DEBRIS.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: MARCH 19, 2008. COMPLIED
3.12	2008-115	OWNER(S): CARTINEZ, GEORGE & MARTINEZ, MARLENE ADDRESS: VACANT LOT SOUTH OF 5961 SW 190 AVENUE FOLIO: 5039 36 10 0630 VIOLATION(S): 1). FILLING W/O PERMITS	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: MARCH 19, 2008. GIVEN UNTIL JUNE 07, 2008 TO COMPLY OR \$250.00 PER DAY. ASSESSED \$150.00 IN ADMIN. COSTS. BACK TO JUNE 10, 2008 HEARING.
3.13	2008-122	OWNER(S): FL FOLIAGE GROWERS INC ADDRESS: 20600 W GRIFFIN ROAD FOLIO: 5039 26 01 0151 VIOLATION(S): 1). NURSERY W/O DUMPSTER	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: MARCH 24, 2008. COMPLIED

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3.14	2008-128 REPEAT VIOLATION PRIOR CASE 07-1039	<p>OWNER(S): AREVALO, MIGUEL & MAGDA ADDRESS: VACANT LOT SOUTH OF 6501 SW 178 AVENUE FOLIO: 5140 06 02 0030 VIOLATION(S):</p> <p>1). PROPERTY IS OVERGROWN AND HAS JUNK, TRASH, DEBRIS.</p>	<p>STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: APRIL 02, 2008.</p> <p>CONTINUED TO MAY 13, 2008 HEARING.</p>
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4. CITATIONS

4.0	CASE 2008C-105 CITATION SRC-1146	<p>OWNER(S): VELISARIOS, ANDREA Z & ZITIS, CYNTHIA & ZITIS, KARYL ADDRESS: 13111 MUSTANG TRAIL FOLIO: 5140 02 01 0321 VIOLATION(S):</p> <p>1). BULK TRASH</p>	<p>STATUS: CITATION ISSUED: FEBRUARY 28, 2008</p> <p>\$500.00</p> <p>HEARING REQUESTED \$300.00 FINE ASSESSED.</p>
4.1	CASE 2008C-129 CITATION SRC-1032	<p>OWNER(S): JOHNSON, EDWIN D ADDRESS: 14301 LURAY ROAD FOLIO: 5140 03 01 0165 VIOLATION(S):</p> <p>1). BULK TRASH</p>	<p>STATUS: CITATION ISSUED: MARCH 14, 2008</p> <p>\$500.00</p> <p>HEARING REQUESTED \$250.00 FINE ASSESSED.</p>
4.2	CASE 2008C-130 CITATION SRC-1148	<p>OWNER(S): BARRON, ALEXANDER H ADDRESS: 4891 HANCOCK ROAD FOLIO: 5040 27 01 0224 VIOLATION(S):</p> <p>1). BULK TRASH</p>	<p>STATUS: CITATION ISSUED: FEBRUARY 29, 2008</p> <p>\$500.00</p> <p>\$200.00 FINE ASSESSED.</p>
4.3	CASE 2008C-131 CITATION SRC-1033	<p>OWNER(S): LOPEZ, TONY ADDRESS: 18070 SW 70 PLACE FOLIO: 5140 06 03 0069 VIOLATION(S):</p> <p>1). BULK TRASH</p>	<p>STATUS: CITATION ISSUED: MARCH 24, 2008</p> <p>\$500.00</p> <p>\$500.00 FINE ASSESSED PLUS \$150.00 IN ADM. COSTS. TOTAL DUE \$650.00</p>

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4.4	CASE 2008C-132 CITATION SRC-1030	OWNER(S): MALDONADO, MARIBEL TRSTEE ADDRESS: 14500 SUNSET LANE FOLIO: 5140 03 01 0141 VIOLATION(S): 1). BULK TRASH	STATUS: CITATION ISSUED: MARCH 14, 2008 \$500.00 \$500.00 FINE ASSESSED PLUS \$150.00 IN ADM. COSTS. TOTAL DUE \$650.00
4.5	CASE 2008C-133 CITATION SRC-1031	OWNER(S): SALEHI, KAMBIZ ADDRESS: 14501 SUNSET LANE FOLIO: 5140 03 01 0100 VIOLATION(S): 1). BULK TRASH	STATUS: CITATION ISSUED: MARCH 14, 2008 \$500.00 \$500.00 FINE ASSESSED PLUS \$150.00 IN ADM. COSTS. TOTAL DUE \$650.00
4.6	CASE 2008C-134 CITATION SRC-1027	OWNER(S): COSTA, CORNELIO & MARCHELLI, ROSANNA ADDRESS: 5131 HANCOCK ROAD FOLIO: 5040 34 01 0361 VIOLATION(S): 1). BULK TRASH	STATUS: CITATION ISSUED: MARCH 14, 2008 \$500.00 \$500.00 FINE ASSESSED PLUS \$150.00 IN ADM. COSTS. TOTAL DUE \$650.00
4.7	CASE 2008C-135 CITATION SRC-1149	OWNER(S): KOENIG, JULIE BARBARA ADDRESS: 5151 HANCOCK ROAD FOLIO: 5040 34 01 0370 VIOLATION(S): 1). BULK TRASH	STATUS: CITATION ISSUED: FEBRUARY 29, 2008 \$500.00 \$500.00 FINE ASSESSED PLUS \$150.00 IN ADM. COSTS. TOTAL DUE \$650.00

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4.8	CASE 2008C-136 CITATION SRC-1132	OWNER(S): PASCUCCI, SAMUEL & LAURA ADDRESS: 14591 SUNSET LANE FOLIO: 5140 03 01 0125 VIOLATION(S): 1). BULK TRASH	STATUS: CITATION ISSUED: JANUARY 16, 2008 \$500.00 \$500.00 FINE ASSESSED PLUS \$150.00 IN ADM. COSTS. TOTAL DUE \$650.00
4.9	CASE 2008C-137 CITATION SRC-1147	OWNER(S): PASCUCCI, SAMUEL & LAURA ADDRESS: 14591 SUNSET LANE FOLIO: 5140 03 01 0125 VIOLATION(S): 1). BULK TRASH	STATUS: CITATION ISSUED: FEBRUARY 28, 2008 \$500.00 \$500.00 FINE ASSESSED PLUS \$150.00 IN ADM. COSTS. TOTAL DUE \$650.00
4.10	CASE 2008C-138 CITATION SRC-1029	OWNER(S): PASCUCCI, SAMUEL & LAURA ADDRESS: 14591 SUNSET LANE FOLIO: 5140 03 01 0125 VIOLATION(S): 1). BULK TRASH	STATUS: CITATION ISSUED: MARCH 14, 2008 \$500.00 \$500.00 FINE ASSESSED PLUS \$150.00 IN ADM. COSTS. TOTAL DUE \$650.00

5. LIEN MITIGATION

5.1	CASE		
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6. FORECLOSURE AUTHORIZATION

6.1	CASE 07-1020	OWNER(S): KNIGHTSBRIDGE ESTATES LLC ADDRESS: 5591 MELALEUCA ROAD FOLIO: 5040 35 01 0075 VIOLATION(S):	STATUS: DAILY FINE OF \$600.00 PER DAY AS OF OCTOBER 1, 2007. PRESENTED TO BROWARD COUNTY UNSAFE STRUCTURES BOARD ON FEBRUARY 19, 2008. FORECLOSURE AUTHORIZED
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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).