

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  
DECEMBER 09, 2008  
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 2008-173</b>	OWNER(S): FLORES, EDUARDO & JACQUELINE ADDRESS: 17450 SW 54 STREET FOLIO: 5040 31 01 0052 VIOLATION(S):  1). WORK WITHOUT APPROVAL AND PERMITS.	<b>STATUS:</b> COMPLIANCE DEADLINE EXTENDED - GIVEN UNTIL NOVEMBER 3, 2008 TO COMPLY OR \$100.00 PER DAY.  CONTINUED TO JANUARY 13, 2009 HEARING.
<b>2.2</b>	<b>CASE 2008-174</b>	OWNER(S): MACFARLANE, ROBERT J & ROSA ADDRESS: 16611 SW 49 STREET FOLIO: 5040 29 01 0407 VIOLATION(S):  1). PROPERTY HAS COMMERCIAL VEHICLES.	<b>STATUS:</b> GIVEN UNTIL NOVEMBER 13, 2008 TO COMPLY OR \$100.00 PER DAY.  IMPOSE PENALTY AND LIEN.
<b>2.3</b>	<b>CASE 2008-181</b>	OWNER(S): VELASQUEZ, JAIME A ADDRESS: 4990 SW 148 AVENUE FOLIO: 5040 34 01 0630 VIOLATION(S):  1). LIGHTS GLARING ONTO ADJOINING PROPERTIES. LIGHTING INSTALLED WITHOUT PERMITS.	<b>STATUS:</b> GIVEN UNTIL OCTOBER 19, 2008 TO COMPLY OR \$100.00 PER DAY.  COMPLIED
<b>2.4</b>	<b>CASE 2008-215</b>	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)	<b>STATUS:</b> GIVEN UNTIL OCTOBER 19, 2008 TO COMPLY OR \$100.00 PER DAY.  CONTINUED TO JANUARY 13, 2009 HEARING.

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2.5	<b>CASE 2008-251</b>	OWNER(S): VIDAL, RUEN & BERTHA RENOVA ADDRESS: 17240 SW 66 STREET FOLIO: 5140 06 09 0010 VIOLATION(S):  1). NON-RESIDENTIAL USE REQUIRES DUMPSTER SERVICE. 2). CERTIFICATE OF USE REQUIRED.	<b>STATUS:</b> GIVEN UNTIL NOVEMBER 3, 2008 TO COMPLY OR \$100.00 PER DAY.  COMPLIED
2.6	<b>CASE 2008-270</b>	OWNER(S): PIOMPINO, GLENDA ADDRESS: 5310 W SAXON CIRCLE FOLIO: 5040 33 02 0630 VIOLATION(S):  1). PROPERTY HAS JUNK VEHICLES.	<b>STATUS:</b> GIVEN UNTIL DECEMBER 4, 2008 TO COMPLY OR \$100.00 PER DAY.  IMPOSE PENALTY AND LIEN.
2.7	<b>CASE 2008-278</b>	OWNER(S): WILLIAMS, PETER ADDRESS: 17430 SW 63 MANOR FOLIO: 5140 06 01 0234 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> GIVEN UNTIL DECEMBER 4, 2008 TO COMPLY OR \$100.00 PER DAY.  COMPLIED
2.8	<b>CASE 2008-279</b>	OWNER(S): SHOMAR, SHADI & JOSEPH ADDRESS: VL EAST OF 18233 SW 48 STREET FOLIO: 5040 30 00 0020 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> GIVEN UNTIL DECEMBER 4, 2008 TO COMPLY OR \$100.00 PER DAY.  COMPLIED
2.9	<b>CASE 2008-282</b>	OWNER(S): BARRY, JAMES ADDRESS: 17600 SW 70 PLACE FOLIO: 5140 06 04 0230 VIOLATION(S):  1). FILL WITHOUT APPROVAL AND PERMITS	<b>STATUS:</b> GIVEN UNTIL NOVEMBER 13, 2008 TO COMPLY OR \$100.00 PER DAY.  COMPLIED

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<b>2.10</b>	<b>CASE 2008-295</b>	OWNER(S): SANCHEZ, CARMEN & ENI ADDRESS: 5400 SW 160 AVENUE FOLIO: 5040 32 01 0094 VIOLATION(S):  1). DRIVEWAY WITHOUT APPROVAL AND PERMITS. 2) FILL WITHOUT APPROVAL AND PERMITS.	<b>STATUS:</b> GIVEN UNTIL DECEMBER 19, 2008 TO COMPLY OR \$100.00 PER DAY.  CONTINUED TO FEBRUARY 10, 2009 HEARING.
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**3. NEW CASES**

<b>3.0</b>	<b>CASE 2008-291</b>	OWNER(S): LOWES HOME CENTERS INC % TAX DEPT ADDRESS: 6600 DYKES ROAD FOLIO: 5140 04 13 0014 VIOLATION(S):  1). FAILURE TO REMOVE TREE STRAPS, BANDING, STAKES CAUSING TREE ABUSE	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: OCTOBER 27, 2008.  GIVEN UNTIL DECEMBER 19, 2008 TO COMPLY OR \$100.00 PER DAY FINE. ASSESSED \$150.00 IN ADM. COSTS. RETURN TO JANUARY 13, 2009 HEARING FOR PENALTY IMPOSITION.
<b>3.1</b>	<b>CASE 2008-292</b>	OWNER(S): OPH/WESTON REALTY LC ADDRESS: 6650 DYKES ROAD FOLIO: 5140 04 13 0012 VIOLATION(S):  1). FAILURE TO REMOVE TREE STRAPS, BANDING, STAKES CAUSING TREE ABUSE	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: OCTOBER 27, 2008.  COMPLIED
<b>3.2</b>	<b>CASE 2008-310</b>	OWNER(S): BIGIO, MARIA & SCORT, DIEGO ADDRESS: 17600 SW 54 STREET FOLIO: 5040 31 01 0120 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: OCTOBER 27, 2008.  COMPLIED

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3.3	<b>CASE 2008-313</b>	OWNER(S): ABDOOLLAH, ABDOOL HACKIME & ABDOOLLAH, SANDRA ADDRESS: 18151 SW 52 COURT FOLIO: 5040 31 01 0097 VIOLATION(S):  1). FILLING, CLEARING, GRADING W/O APPROVAL AND PERMITS.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: NOVEMBER 19, 2008.  COMPLIED
3.4	<b>CASE 2008-317</b>	OWNER(S): JOHNSON, EDWARD & GAIL ADDRESS: 19100 SW 57 COURT FOLIO: 5039 36 09 0010 VIOLATION(S):  1). OUTDOOR EVENT WITHOUT APPROVAL AND PERMITS. 2). BUSINESS OPERATING FROM RESIDENTIAL PROPERTY.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: OCTOBER 16, 2008.  CONTINUED FROM NOVEMBER 4, 2008 HEARING  FOUND VIOLATION TO HAVE OCCURRED. ASSESSED \$150.00 IN ADM. COSTS. FUTURE VIOLATIONS ASSESSED AT \$1000.00 EACH OCCURRENCE.
3.5	<b>CASE 2008-320</b>	OWNER(S): RUIZ, GILBERT & JACQUELINE ADDRESS: VL SW CNR LURAY/APPALOOSA FOLIO: 5140 02 01 0271 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: NOVEMBER 13, 2008.  GIVEN UNTIL JANUARY 08, 2009 TO COMPLY OR \$100.00 PER DAY FINE. ASSESSED \$150.00 IN ADM. COSTS. RETURN TO JANUARY 13, 2009 HEARING FOR PENALTY IMPOSITION.
3.6	<b>CASE 2008-324</b>	OWNER(S): AVILA, AURORA & GONZALEZ, LUIS ADDRESS: 4700 SW 195 TERRACE FOLIO: 5039 25 07 0020 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: OCTOBER 30, 2008.  COMPLIED

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3.7	<b>CASE 2008-327</b>	OWNER(S): TENREIRO, LAZARO & BARBARA ADDRESS: 6230 SW 188 AVENUE FOLIO: 5139 01 03 0200 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: NOVEMBER 4, 2008.  GIVEN UNTIL JANUARY 08, 2009 TO COMPLY OR \$100.00 PER DAY FINE. ASSESSED \$150.00 IN ADM. COSTS. RETURN TO JANUARY 13, 2009 HEARING FOR PENALTY IMPOSITION.
3.8	<b>CASE 2008-332</b>	OWNER(S): PREUDHOMME, ARLENE J ADDRESS: HOUSE EAST OF 13351 MUSTANG TRAIL FOLIO: 5140 02 03 0030 VIOLATION(S):  1). BERM REQUIRED PER APPROVED PLAN.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: OCTOBER 24, 2008.  COMPLIED
3.9	<b>CASE 2008-345 REPEAT VIOLATION</b>	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.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: NOVEMBER 10, 2008  FOUND REPEAT VIOLATION. ORDERED TO PAY \$1,200.00 + \$150.00 IN ADM COSTS. TOTAL FINE DUE \$1,350.00.
3.10	<b>CASE 2008-347</b>	OWNER(S): SAMUELSON, WALTER & LUANN ADDRESS: 12475 SW 58 STREET FOLIO: 5040 35 01 0058 VIOLATION(S):  1). ELECTRICAL WORK W/O PERMITS.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: NOVEMBER 12, 2008  COMPLIED
3.11	<b>CASE 2008-349</b>	OWNER(S): BRAMHALL, JOHN & DIANA ADDRESS: 17601 SW 58 STREET FOLIO: 5040 31 01 0601 VIOLATION(S):  1). UNAUTHORIZED USE OF RIGHT-OF-WAY/SWALE WITHOUT PERMITS.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: NOVEMBER 14, 2008  COMPLIED

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<b>3.12</b>	<b>CASE 2008-368 REPEAT VIOLATION</b>	OWNER(S): SALCEDO, JOSE ADDRESS: 5500 SW 136 AVENUE FOLIO: 5040 35 01 0043 VIOLATION(S):  1). OUTDOOR EVENTS WITHOUT APPROVAL AND PERMITS. 2). BUSINESS OPERATING FROM RESIDENTIAL PROPERTY.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: AUGUST 26, 2008.  CASE CONTINUED TO FUTURE HEARING DATE TO BE DETERMINED (TBD).
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**4. CITATIONS**

<b>4.0</b>	<b>CASE 2008C-297  CITATION SRC-1068</b>	OWNER(S): GOETZ, CHRIS & VICKIE ADDRESS: 13201 MUSTANG TRAIL FOLIO: 5140 02 01 0326 VIOLATION(S):  1). BULK	<b>STATUS:</b> CITATION ISSUED: OCTOBER 2, 2008 \$500.00  <i>HEARING REQUESTED</i>  TOTAL FINE DUE \$200.00.
<b>4.1</b>	<b>CASE 2008C-344  CITATION SRC-1185</b>	OWNER(S): STEPHENS, MARGARET H C/O R BARRY HAMILTON POA ADDRESS: 5500 SW 130 AVENUE FOLIO: 5040 35 01 0023 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED: NOVEMBER 06, 2008 \$500.00  ORDERED TO PAY \$500.00 PLUS \$150.00 IN ADM. COSTS. TOTAL DUE \$650.00.
<b>4.2</b>	<b>CASE 2008C-352  CITATION SRC-1187</b>	OWNER(S): ENTERPRISE GROUP INC ADDRESS: 14160 LURAY ROAD FOLIO: 5140 03 07 0010 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED: NOVEMBER 14, 2008 \$500.00  ORDERED TO PAY \$500.00 PLUS \$150.00 IN ADM. COSTS. TOTAL DUE \$650.00.

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<b>4.3</b>	<b>CASE</b> <b>2008C-369</b>  <b>CITATION</b> <b>SRC-1189</b>	OWNER(S): GOMEZ, ABRAHAM & PADRON, NEIDA B ET AL ADDRESS: 6220 HOLATEE TRAIL FOLIO: 5140 02 01 0339 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED: NOVEMBER 25, 2008 \$500.00  ORDERED TO PAY \$500.00 PLUS \$150.00 IN ADM. COSTS. TOTAL DUE \$650.00.
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**5. LIEN MITIGATION**

<b>5.1</b>	<b>CASE</b> <b>2007-31</b>	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	<b>STATUS:</b>  TOTAL FINE DUE
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**6. FORECLOSURE AUTHORIZATION**

<b>6.1</b>	<b>CASE</b>	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	<b>STATUS:</b>
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**7. BSO COMMERCIAL MOTOR VEHICLE CITATIONS**

<b>7.1</b>	<b>CASE</b> <b>2008-305</b>  <b>BSO</b> <b>SW</b> <b>08-09-375</b>	OWNER(S): CACCAVALE, ANTONIO ADDRESS: 16700 SW 51 COURT FOLIO: 5040 32 02 0022 VIOLATION(S): <b>COMMERCIAL MOTOR VEHICLE</b> <b>CITATION</b>	<b>STATUS:</b>  <i>HEARING REQUESTED.</i>  CONFIRM VIOLATION, REQUEST DENIED.
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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).