

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

MINUTES

**SPECIAL MAGISTRATE HEARING
FEBRUARY 12, 2008
9:00 A.M.**

1. CALL SESSION TO ORDER

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

2.1	CASE 07-1025	OWNER(S): MARTIN, STEVEN & JACQUELINE ADDRESS: 5141 W SAXON CIRCLE FOLIO: 5040 33 02 0330 VIOLATION(S): 1). FILLING AND/OR GRADING DONE WITHOUT PERMIT.	STATUS: GIVEN UNTIL JANUARY 7, 2008 TO COMPLY OR \$150.00 PER DAY PER VIOLATION. COMPLIED
2.2	CASE 07-1036	OWNER(S): MIRZA, IFIKHAR ADDRESS: 5440 SW 136 AVENUE FOLIO: 5040 35 01 0037 VIOLATION(S): 1). POOL WITHOUT PROPER ENCLOSURE.	STATUS: GIVEN UNTIL JANUARY 7, 2008 TO COMPLY OR \$100.00 PER DAY PER VIOLATION. COMPLIED
2.3	CASE 2007-11	OWNER(S): OTMANE, BEATA & LAHOUARI ADDRESS: 5950 SW 172 AVENUE FOLIO: 5040 32 03 0010 VIOLATION(S): 1). RECREATIONAL VEHICLES BEING USED FOR LIVING PURPOSES.	STATUS: GIVEN UNTIL JANUARY 22, 2008 TO COMPLY OR \$100.00 PER DAY PER VIOLATION. COMPLIED
2.4	CASE 2007-31 ✓	OWNER(S): VELASCO, MIRIAM ADDRESS: 13920 MUSTANG TRAIL FOLIO: 5140 03 01 0451 VIOLATION(S): 1). CLEARING/GRADING/FILLING DONE WITHOUT APPROVAL AND PERMIT.	STATUS: GIVEN UNTIL FEBRUARY 11, 2008 TO COMPLY OR \$100.00 PER DAY PER VIOLATION. CONTINUE TO MARCH 11, 2008 HEARING.

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2.5	CASE 2007-32	OWNER(S): HALL, ANTHONY ADDRESS: 4901 SW 192 TERRACE FOLIO: 5039 36 14 0050 VIOLATION(S): 1). POOL WITHOUT PROPER ENCLOSURE.	STATUS: GIVEN UNTIL FEBRUARY 11, 2008 TO COMPLY OR \$100.00 PER DAY PER VIOLATION. CONTINUE TO MARCH 11, 2008 HEARING.
2.6	CASE 2007-33	OWNER(S): SHAQ JOHNSON LLC % BILL RINGER ADDRESS: VL S OF 6229 APPALOOSA ROAD FOLIO: 5140 02 01 0184 VIOLATION(S): 1). PROPERTY IS OVERGROWN AND HAS JUNK, TRASH, DEBRIS.	STATUS: GIVEN UNTIL FEBRUARY 11, 2008 TO COMPLY OR \$100.00 PER DAY PER VIOLATION. CONTINUE TO MARCH 11, 2008 HEARING.
2.7	CASE 2007-34	OWNER(S): WILSON, TAMI C TR ADDRESS: 15121 N SAXON CIRCLE FOLIO: 5040 33 02 0390 VIOLATION(S): 1). POOL WITHOUT PROPER ENCLOSURE.	STATUS: GIVEN UNTIL FEBRUARY 11, 2008 TO COMPLY OR \$100.00 PER DAY PER VIOLATION. COMPLIED
2.8	CASE 2007-35	OWNER(S): WEEKLEY BROS LEASING LTD ADDRESS: 20710 SW 54 PLACE FOLIO: 5039 35 12 0010 VIOLATION(S): 1). NURSERY REQUIRES DUMPSTER AND DUMPSTER SERVICE.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: DECEMBER 27, 2007 COMPLIED
2.9	CASE 2007-36	OWNER(S): BERTSCH, WERNER & AIDA ADDRESS: 18020 SW 66 STREET FOLIO: 5140 06 03 0123 VIOLATION(S): 1). NURSERY REQUIRES DUMPSTER AND DUMPSTER SERVICE.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: DECEMBER 27, 2007 COMPLIED

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2.10	CASE 2007-37	OWNER(S): SOUTHEAST MGMT LLC C/O LANDMARK MGMT SVC ADDRESS: 18701 SW 69 STREET FOLIO: 5139 01 01 0015 VIOLATION(S): 1). NURSERY REQUIRES DUMPSTER AND DUMPSTER SERVICE.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: DECEMBER 27, 2007 COMPLIED
2.11	CASE 2007-38	OWNER(S): SANCHEZ, ROBERTO & MIRIAM ADDRESS: 18391 SW 50 STREET FOLIO: 5040 30 00 0060 VIOLATION(S): 1). NURSERY REQUIRES DUMPSTER AND DUMPSTER SERVICE.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: DECEMBER 27, 2007 COMPLIED
2.12	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: GIVEN UNTIL JANUARY 20, 2008 TO COMPLY OR \$150.00 PER DAY PER VIOLATION. AMENDED ORDER, GIVEN UNTIL FEBRUARY 22, 2008 TO COMPLY. BACK TO MARCH 11, 2008 HEARING.
2.13	CASE 2007-44	OWNER(S): GLENWOOD PROPERTIES INC ADDRESS: 4731 SW 178 AVENUE FOLIO: 5040 30 00 0067 VIOLATION(S): 1). NURSERY REQUIRES DUMPSTER AND DUMPSTER SERVICE.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: DECEMBER 28, 2007 COMPLIED
2.14	CASE 07-1000	OWNER(S): WISE, DENISE & PERRY, KEVIN ADDRESS: 5631 SW 163 AVENUE VIOLATION(S): 1). ANIMALS IN SETBACK. 2). WORK WITHOUT PERMITS (SLAB/FENCING).	STATUS: GIVEN UNTIL JANUARY 7, 2008 TO COMPLY OR \$100.00 PER DAY PER VIOLATION. COMPLIED

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3. NEW CASES

3.0	CASE 2008-49	OWNER(S): ALLISON, JOHN & ELIZABETH ADDRESS: 17850 SW 50 COURT FOLIO: 5040 31 01 0191 VIOLATION(S): 1). NURSERY REQUIRES DUMPSTER AND DUMPSTER SERVICE.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 10, 2008 COMPLIED
3.1	CASE 2008-50	OWNER(S): HAZIM, ELENA ADDRESS: 17781 SW 52 CT FOLIO: 5040 31 01 056 VIOLATION(S): 1). NURSERY REQUIRES DUMPSTER AND DUMPSTER SERVICE.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 10, 2008 COMPLIED
3.2	CASE 2008-51	OWNER(S): HOLMES, RANDY & LORI ADDRESS: 17701 SW 68 CT FOLIO: 5140 06 04 0150 VIOLATION(S): 1). NURSERY REQUIRES DUMPSTER AND DUMPSTER SERVICE.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 10, 2008 COMPLIED
3.3	CASE 2008-52	OWNER(S): GAMBOA, MARIO & CARMEN ADDRESS: 17433 SW 65 COURT FOLIO: 5140 06 01 0230 VIOLATION(S): 1). NURSERY REQUIRES DUMPSTER AND DUMPSTER SERVICE.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 10, 2008 COMPLIED
3.4	CASE 2008-53	OWNER(S): FLACK, TODD & LINDA ADDRESS: 17401 SW 70 PL FOLIO: 5140 06 04 0031 VIOLATION(S): 1). NURSERY REQUIRES DUMPSTER AND DUMPSTER SERVICE.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 10, 2008 COMPLIED

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3.5	CASE 2008-54	OWNER(S): OLIVARES, ARACELY ADDRESS: 17400 SW 66 ST FOLIO: 5140 06 04 0080 VIOLATION(S): 1). NURSERY REQUIRES DUMPSTER AND DUMPSTER SERVICE.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 10, 2008 COMPLIED
3.6	CASE 2008-55	OWNER(S): VIDAL, RUBEN ½ INT RENOVA BERTHA ADDRESS: 17240 SW 66 STREET FOLIO: 5140 06 04 0020 VIOLATION(S): 1). NURSERY REQUIRES DUMPSTER AND DUMPSTER SERVICE.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 10, 2008 COMPLIED
3.7	CASE 2008-56	OWNER(S): SABIDO, JORGE & MARISOL ADDRESS: 17020 SW 63 MANOR FOLIO: 5140 05 01 0168 VIOLATION(S): 1). NURSERY REQUIRES DUMPSTER AND DUMPSTER SERVICE.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 10, 2008 GIVEN UNTIL FEBRUARY 22, 2008 OR \$100.00 PER DAY FINE. ASSESSED \$150.00 IN ADMINISTRATIVE COSTS. BACK TO MARCH 11, 2008 HEARING.
3.8	CASE 2008-57	OWNER(S): FISIKELLI AA & SARAH ADDRESS: 16700 SW 68 ST FOLIO: 5140 05 01 0072 VIOLATION(S): 1). NURSERY REQUIRES DUMPSTER AND DUMPSTER SERVICE.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 10, 2008 COMPLIED
3.9	CASE 2008-58	OWNER(S): MARTINEZ, JULIO & MAILIN ADDRESS: 16630 SW 51 CT FOLIO: 5040 32 02 0023 VIOLATION(S): 1). NURSERY REQUIRES DUMPSTER AND DUMPSTER SERVICE.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 10, 2008 COMPLIED
3.10	CASE 2008-59	OWNER(S): AMADOR, MARIA ADDRESS: 14601 SHERIDAN ST FOLIO: 5140 03 01 0064 VIOLATION(S): 1). NURSERY REQUIRES DUMPSTER AND DUMPSTER SERVICE.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 10, 2008 COMPLIED

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3.11	CASE 2008-60	OWNER(S): FERNANDEZ, EDWARD & JUDITH ADDRESS: 6331 SW 185 WY FOLIO: 5139 01 02 0210 VIOLATION(S): 1). NURSERY REQUIRES DUMPSTER AND DUMPSTER SERVICE.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 10, 2008 COMPLIED
3.12	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: NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 25, 2008 GIVEN UNTIL APRIL 7, 2008 TO COMPLY OR \$100.00 PER DAY FINE. ASSESSED \$150.00 IN ADMINISTRATIVE COSTS. BACK TO APRIL 8, 2008 HEARING.
3.13	CASE 2008-62	OWNER(S): PEREZ, ERNEST & ROSIE LOY ADDRESS: VL CORNER OF SW 178 AVE/48 ST FOLIO: 5040 30 00 0110 VIOLATION(S): 1). LOT IS OVERGROWN AND HAS DEBRIS.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 25, 2008 COMPLIED
3.14	CASE 2008-63	OWNER(S): GRANDA, RENE ADDRESS: 4921 SW 186 AVENUE FOLIO: 5039 25 02 0100 VIOLATION(S): 1). LOT IS OVERGROWN AND HAS DEBRIS.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 25, 2008 GIVEN UNTIL FEBRUARY 22, 2008 OR \$100.00 PER DAY FINE. ASSESSED \$150.00 IN ADMINISTRATIVE COSTS. BACK TO MARCH 11, 2008 HEARING.
3.15	CASE 2008-64	OWNER(S): AMEZQUITA, EDGAR ADDRESS: VL CORNER OF GRIFFIN/SW 186 AVE FOLIO: 5039 25 02 0091 VIOLATION(S): 1). NURSERY SELLING/DISPLAYING ITEMS NOT ALLOWED BY CODE.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 25, 2008 CONTINUE TO MARCH 11, 2008 HEARING.

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4. CITATIONS

4.0	CASE 2008C-71	OWNER(S): SALMON, DWIGHT A ADDRESS: 13901 MUSTANG TRAIL FOLIO: 5140 03 01 0324 VIOLATION(S): 1). BULK TRASH	STATUS: CITATION ISSUED: DECEMBER 14, 2007 \$500.00 - PAID
4.1	CASE 2008C-72	OWNER(S): URBIETA, GUILLERMO ADDRESS: 5711 HANCOCK ROAD FOLIO: 5040 34 03 0040 VIOLATION(S): 1). BULK TRASH	STATUS: CITATION ISSUED: DECEMBER 14, 2007 \$500.00 CONTINUE TO MARCH 11, 2008 HEARING.
4.2	CASE 2008C-73	OWNER(S): KOENIG, JULIE BARBARA ADDRESS: 5151 HANCOCK ROAD FOLIO: 5040 34 01 0370 VIOLATION(S): 1). BULK TRASH	STATUS: CITATION ISSUED: DECEMBER 14, 2007 \$500.00 IMPOSITION OF PENALTY/LIEN. \$500.00 PLUS \$150.00 IN ADMINISTRATIVE COSTS.
4.3	CASE 2008C-74	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: CITATION ISSUED: DECEMBER 28, 2007 \$250.00 - PAID

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): 1). PROPERTY & SWALE OVERGROWN. 2). PROPERTY HAS DEBRIS. 3). PROPERTY HAS UNMAINTAINED BLDG/STRUCTURE. 4). PROPERTY HAS BROKEN FENCE W/ MISSING FENCE POSTS SLATS.	STATUS: DAILY FINE AND LIEN IMPOSED AS OF OCTOBER 9, 2007. FORECLOSURE AUTHORIZATION GRANTED.
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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).