

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
JANUARY 10, 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. CONTINUED TO FEBRUARY 12, 2008 HEARING.
2.3	CASE 07-1065	OWNER(S): FRANCO, VICTOR & GARIBELO, ALVARO ADDRESS: VL CNR SW 178 AVE/48 STREET FOLIO: 5040 30 00 0050 VIOLATION(S): 1). COMMERCIAL VEHICLE ON VACANT LOT (COMPLIED) 2). FENCE INSTALLED WITHOUT PERMIT	STATUS: GIVEN UNTIL JANUARY 7, 2008 TO COMPLY OR \$100.00 PER DAY PER VIOLATION. COMPLIED
2.4	CASE 07-1066	OWNER(S): FRANCO, VICTOR & GARIBELO, ALVARO ADDRESS: VL N OF 4900 SW 178 AVENUE FOLIO: 5040 30 00 0420 VIOLATION(S): 1). FENCE INSTALLED WITHOUT PERMIT	STATUS: GIVEN UNTIL JANUARY 7, 2008 TO COMPLY OR \$100.00 PER DAY PER VIOLATION. COMPLIED

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2.5	CASE 2007-02	OWNER(S): HEARN, CHRISTINE ADDRESS: 6231 SW 136 AVENUE FOLIO: 5140 03 01 0200 VIOLATION(S): 1). PROPERTY IS OVERGROWN AND HAS JUNK, TRASH, DEBRIS.	STATUS: GIVEN UNTIL JANUARY 7, 2008 TO COMPLY OR \$100.00 PER DAY PER VIOLATION. COMPLIED
2.6	CASE 2007-04	OWNER(S): DUARTE, ALVARO A ADDRESS: 5016 SW 195 TERRACE FOLIO: 5039 36 01 0114 VIOLATION(S): 1). PROPERTY IS OVERGROWN AND HAS JUNK, TRASH, DEBRIS.	STATUS: GIVEN UNTIL JANUARY 7, 2008 TO COMPLY OR \$100.00 PER DAY PER VIOLATION. IMPOSE PENALTY/LIEN.
2.7	CASE 2007-05	OWNER(S): CHIDSEY, JOHN ALLEN ADDRESS: VL ADJACENT TO SE CORNER OF 5930 SW 172 AVENUE FOLIO: 5040 32 03 0028 VIOLATION(S): 1). PROPERTY IS OVERGROWN AND HAS JUNK, TRASH, DEBRIS.	STATUS: GIVEN UNTIL JANUARY 7, 2008 TO COMPLY OR \$100.00 PER DAY PER VIOLATION. COMPLIED
2.8	CASE 2007-06	OWNER(S): ESTRADA, ERICK ADDRESS: 4901 SW 196 LANE FOLIO: 5039 35 02 0270 VIOLATION(S): 1). COMMERCIAL VEHICLES EXIST ON PROPERTY. ALL VEHICLES MUST BE REGISTERED TO PROPERTY WITH CURRENT TAG AND REGISTRATION.	STATUS: GIVEN UNTIL JANUARY 7, 2008 TO COMPLY OR \$100.00 PER DAY PER VIOLATION. COMPLIED
2.9	CASE 2007-07	OWNER(S): AMEZQUITA, EDGAR ADDRESS: VL S OF 5425 SW 210 TERRACE FOLIO: 5039 34 01 0611 VIOLATION(S): 1). NURSERY REQUIRES DUMPSTER AND DUMPSTER SERVICE.	STATUS: GIVEN UNTIL JANUARY 7, 2008 TO COMPLY OR \$100.00 PER DAY PER VIOLATION. IMPOSE PENALTY/LIEN.

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2.10	CASE 2007-14	OWNER(S): JUST PERFECT LANDSCAPING ADDRESS: VL S OF 5525 SW 210 TERRACE FOLIO: 5039 34 01 0290 VIOLATION(S): 1). NURSERY REQUIRES DUMPSTER AND DUMPSTER SERVICE.	STATUS: GIVEN UNTIL JANUARY 7, 2008 TO COMPLY OR \$100.00 PER DAY PER VIOLATION. ORDERED TO PAY ADMINISTRATIVE COSTS OF \$150.00. IMPOSE PENALTY/LIEN.
2.11	CASE 2007-18	OWNER(S): BANK OF NEW YORK TRSTEE ADDRESS: 5630 SW 185 WAY FOLIO: 5039 36 01 0054 VIOLATION(S): 1). NURSERY REQUIRES DUMPSTER AND DUMPSTER SERVICE.	STATUS: GIVEN UNTIL JANUARY 7, 2008 TO COMPLY OR \$100.00 PER DAY PER VIOLATION. IMPOSE PENALTY/LIEN.
2.12	CASE 2007-23	OWNER(S): MURPHY, PATRICK ADDRESS: 5030 SW 188 AVENUE FOLIO: 5039 36 02 0260 VIOLATION(S): 1). NURSERY REQUIRES DUMPSTER AND DUMPSTER SERVICE.	STATUS: GIVEN UNTIL JANUARY 7, 2008 TO COMPLY OR \$100.00 PER DAY PER VIOLATION. COMPLIED
2.13	CASE 2007-24	OWNER(S): MCLEOD, WILLIAM & PATRICIA ADDRESS: 5030 SW 163 AVENUE FOLIO: 5040 32 01 0038 VIOLATION(S): 1). NURSERY REQUIRES DUMPSTER AND DUMPSTER SERVICE.	STATUS: GIVEN UNTIL JANUARY 7, 2008 TO COMPLY OR \$100.00 PER DAY PER VIOLATION. IMPOSE PENALTY/LIEN.
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 2007-09	OWNER(S): ANGUS, LAWRENCE & VIRGINIA ADDRESS: 18130 SW 50 COURT FOLIO: 5040 31 01 0290 VIOLATION(S): 1). PROHIBITED OUTDOOR LIGHTING.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: NOVEMBER 21, 2007 COMPLIED
3.1	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: NOTICE OF VIOLATION AND HEARING ISSUED: NOVEMBER 26, 2007 GIVEN UNTIL JANUARY 22, 2008 TO COMPLY OR \$100.00 PER DAY FINE. ASSESSED \$150.00 IN ADMINISTRATIVE COSTS. BACK TO FEBRUARY 12, 2008 HEARING.
3.2	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: NOTICE OF VIOLATION AND HEARING ISSUED: DECEMBER 27, 2007 GIVEN UNTIL FEBRUARY 11, 2008 TO COMPLY OR \$100.00 PER DAY FINE. ASSESSED \$150.00 IN ADMINISTRATIVE COSTS. BACK TO FEBRUARY 12, 2008 HEARING.
3.3	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: NOTICE OF VIOLATION AND HEARING ISSUED: DECEMBER 27, 2007 GIVEN UNTIL FEBRUARY 11, 2008 TO COMPLY OR \$100.00 PER DAY FINE. ASSESSED \$150.00 IN ADMINISTRATIVE COSTS. BACK TO FEBRUARY 12, 2008 HEARING.

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3.4	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: NOTICE OF VIOLATION AND HEARING ISSUED: DECEMBER 27, 2007 GIVEN UNTIL FEBRUARY 11, 2008 TO COMPLY OR \$100.00 PER DAY FINE. ASSESSED \$150.00 IN ADMINISTRATIVE COSTS. BACK TO FEBRUARY 12, 2008 HEARING.
3.5	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: NOTICE OF VIOLATION AND HEARING ISSUED: DECEMBER 27, 2007 GIVEN UNTIL FEBRUARY 11, 2008 TO COMPLY OR \$100.00 PER DAY FINE. <u>DID NOT</u> ASSESS ADM. COSTS ON THIS. BACK TO FEBRUARY 12, 2008 HEARING.
3.6	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
3.7	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 GIVEN UNTIL FEBRUARY 11, 2008 TO COMPLY OR \$100.00 PER DAY FINE. ASSESSED \$150.00 IN ADMINISTRATIVE COSTS. BACK TO FEBRUARY 12, 2008 HEARING.

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3.8	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
3.9	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
3.10	CASE 2007-39	OWNER(S): HERRING, SHARON L TRSTEE ADDRESS: 18301 SW 57 STREET FOLIO: 5040 31 01 0461 VIOLATION(S): 1). NURSERY REQUIRES DUMPSTER AND DUMPSTER SERVICE.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: DECEMBER 27, 2007 COMPLIED
3.11	CASE 2007-40	OWNER(S): BROOKS, FREDERICK & CHRIS ADDRESS: 19150 SW 57 COURT FOLIO: 5039 36 11 0160 VIOLATION(S): 1). NURSERY REQUIRES DUMPSTER AND DUMPSTER SERVICE.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: DECEMBER 27, 2007 COMPLIED
3.12	CASE 2007-42	OWNER(S): WAHL, GENE ADDRESS: 4700 SW 199 AVENUE FOLIO: 5039 35 04 0320 VIOLATION(S): 1). NURSERY REQUIRES DUMPSTER AND DUMPSTER SERVICE.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: DECEMBER 27, 2007 COMPLIED
3.13	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: NOTICE OF VIOLATION AND HEARING ISSUED: DECEMBER 27, 2007 GIVEN UNTIL JANUARY 20, 2008 TO COMPLY OR \$150.00 PER DAY FINE. ASSESSED \$150.00 IN ADMINISTRATIVE COSTS. BACK TO FEBRUARY 12, 2008 HEARING.

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3.14	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 GIVEN UNTIL FEBRUARY 11, 2008 TO COMPLY OR \$100.00 PER DAY FINE. ASSESSED \$75.00 IN ADMINISTRATIVE COSTS. BACK TO FEBRUARY 12, 2008 HEARING.
3.15	CASE 2007-45	OWNER(S): AVILA, AURORA & GONZALEZ, LUIS ADDRESS: 4700 SW 195 TERRACE FOLIO: 5039 25 07 0020 VIOLATION(S): 1). NURSERY REQUIRES DUMPSTER AND DUMPSTER SERVICE.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: DECEMBER 28, 2007 COMPLIED
3.16	CASE 2007-46	OWNER(S): CORBITT, MORRIS E III ADDRESS: 18201 SW 70 PLACE FOLIO: 5140 06 03 0140 VIOLATION(S): 1). NURSERY REQUIRES DUMPSTER AND DUMPSTER SERVICE.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: DECEMBER 28, 2007 COMPLIED
3.17	CASE 2007-47	OWNER(S): ANGUS, LAWRENCE & VIRGINIA ADDRESS: 18130 SW 50 COURT FOLIO: 5040 31 01 0290 VIOLATION(S): 1). NURSERY REQUIRES DUMPSTER AND DUMPSTER SERVICE.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: DECEMBER 28, 2007 COMPLIED
3.18	CASE 2007-48	OWNER(S): MEHMEDOF, AHMET & ARECIA ADDRESS: 18121 SW 57 STREET FOLIO: 5040 31 01 0467 VIOLATION(S): 1). NURSERY REQUIRES DUMPSTER AND DUMPSTER SERVICE.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: DECEMBER 28, 2007 COMPLIED

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4. LIEN MITIGATION

4.1	CASE 07-1045	OWNER: LEE, DANNY ADDRESS: VL E OF 16730 GRIFFIN ROAD FOLIO: 5040 29 01 0373	MITIGATION REQUEST DENIED. OWNER TO PAY FINE OF \$2,200.00.
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5. FORECLOSURE AUTHORIZATION

5.1	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. CONTINUED TO FEBRUARY 12, 2008 HEARING.
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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).