

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**  
**JULY 5, 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 2011-122</b>	OWNER(S): MEDINA, ALBERTO & MIRIAM PUENTES, VERONICA ADDRESS: 5351 SW 163 AVENUE FOLIO: 5040 32 01 0032 VIOLATION(S):  1). ALLOWING ANIMALS TO BECOME NUISANCE.	<b>STATUS:</b> NOTICE OF HEARING ISSUED APRIL 21, 2011.  COMPLIED.
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**3. NEW CASES**

<b>3.1</b>	<b>CASE 2011-110</b>	OWNER(S): CALABRESE, GERARD A ADDRESS: 13810 SW 49 STREET FOLIO: 5040 34 01 0021 VIOLATION(S):  1). WORK WITHOUT PERMITS (LIGHTING).	<b>STATUS:</b> NOTICE OF HEARING ISSUED APRIL 19, 2011.  COMPLIED.
<b>3.2</b>	<b>CASE 2011-223</b>	OWNER(S): NOTCHIE, JOHN & CHERYL ADDRESS: 5030 SW 195 TERRACE FOLIO: 5039 36 01 0126 VIOLATION(S):  1). CERTIFICATE OF USE.	<b>STATUS:</b> NOTICE OF HEARING ISSUED MAY 23, 2011.  COMPLIED.

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3.3	<b>CASE 2011-237</b>	OWNER(S): WELLS FARGO BANK NA TRSTEE ADDRESS: 15901 SW 53 COURT FOLIO: 5040 33 01 0087 VIOLATION(S):  1). PROPERTY IS OVERGROWN.	<b>STATUS:</b> NOTICE OF HEARING ISSUED JUNE 1, 2011.  COMPLIED.
3.4	<b>CASE 2011-238</b>	OWNER(S): GARCIA, CARLOS ADDRESS: VL N OF 5301 SW 178 AVENUE FOLIO: 5040 31 01 0231 VIOLATION(S):  1). SWALE IS OVERGROWN.	<b>STATUS:</b> NOTICE OF HEARING ISSUED MAY 31, 2011.  COMPLIED.
3.5	<b>CASE 2011-267</b>	OWNER(S): PLASKETT, MILES C/O SOFLO LAND LLC ADDRESS: 5601 SW 136 AVENUE FOLIO: 5040 34 01 0110 VIOLATION(S):  1). PROPERTY IS OVERGROWN.	<b>STATUS:</b> NOTICE OF HEARING ISSUED JUNE 8, 2011.  COMPLIED.
3.6	<b>CASE 2011-285</b>	OWNER(S): MARTIN, DARIENS & LARITZA ADDRESS: 5720 SW 166 AVENUE FOLIO: 5040 32 05 0150 VIOLATION(S):  1). CERTIFICATE OF USE (VEHICLE STORAGE).	<b>STATUS:</b> NOTICE OF HEARING ISSUED JUNE 14, 2011.  GIVEN UNTIL AUGUST 4, 2011 TO COMPLY OR \$100.00 PER DAY. ASSESSED \$150.00 IN ADM COSTS. RETURN TO SEPTEMBER 6, 2011 HEARING.
3.7	<b>CASE 2011-310</b>	OWNER(S): LINDO, RAMON & ROMERO, IRIS ADDRESS: 4910 SW 173 WAY FOLIO: 5040 31 01 0044 VIOLATION(S):  1). ALLOWING ANIMALS TO BECOME A NUISANCE.	<b>STATUS:</b> NOTICE OF HEARING ISSUED JUNE 23, 2011.  DISMISSED.

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<b>3.8</b>	<b>CASE 2011-311</b>	OWNER(S): CASTILLO, MARY ANN ADDRESS: 4720 SW 166 AVENUE FOLIO: 5040 32 05 1070 VIOLATION(S):  1). LANDSCAPING/TREES INTERFERING WITH A UTILITY (WATER).	<b>STATUS:</b> NOTICE OF HEARING ISSUED JUNE 22, 2011.  COMPLIED.
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**4. CITATIONS**

<b>4.0</b>	<b>CASE 2010C-349</b>	OWNER(S): LEFEBVRE, CRYSTAL WEISER, JONATHAN & LYNDA ADDRESS: 13221 SHERIDAN STREET FOLIO: 5140 02 01 0355 VIOLATION(S):  1). BULK TRASH.	<b>STATUS:</b> CITATION ISSUED MARCH 30, 2011.  <i>HEARING REQUESTED.</i>  ASSESSED FINE OF \$500.00.
<b>4.1</b>	<b>CASE 2010C-422</b>	OWNER(S): JOHNSON, KRISTINE M H/E HUMPHRIES, GANER ADDRESS: 17960 SW 66 STREET FOLIO: 5140 06 03 0122 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED APRIL 12, 2011.  <i>MOTION FOR REHEARING REQUESTED.</i>  ASSESSED FINE OF \$250.00.
<b>4.2</b>	<b>CASE 2010C-425</b>	OWNER(S): MYERS, MARVION & PEGGY ADDRESS: 5621 SW 185 WAY FOLIO: 5039 36 01 0056 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED JUNE 2, 2011.  ASSESSED FINE OF \$500.00 PLUS \$150.00 IN ADM COSTS.  TOTAL DUE = \$650.00.

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4.3	<b>CASE 2010C- 466</b>	OWNER(S): BEFFA, DANIEL & SHARON ADDRESS: 16570 SW 62 STREET FOLIO: 5140 05 01 0174 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED JUNE 1, 2011.  ASSESSED FINE OF \$500.00 PLUS \$150.00 IN ADM COSTS.  TOTAL DUE = \$650.00.
4.4	<b>CASE 2010C- 566</b>	OWNER(S): WARREN, RICHARD & COLEEN ADDRESS: VL S OF 5101 SW 195 TERRACE FOLIO: 5039 36 01 0118 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED MAY 31, 2011.  <i>HEARING REQUESTED.</i>  ASSESSED FINE OF \$250.00.
4.5	<b>CASE 2010C- 624</b>	OWNER(S): CUE, JOSE & ANLLY ADDRESS: 6231 SW 186 WAY FOLIO: 5139 01 02 0070 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED JUNE 2, 2011.  ASSESSED FINE OF \$500.00 PLUS \$150.00 IN ADM COSTS.  TOTAL DUE = \$650.00.
4.6	<b>CASE 2010C- 718</b>	OWNER(S): VAN RYN, AMBER & MICHAEL ADDRESS: 17681 SW 54 STREET FOLIO: 5040 31 01 0071 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED JUNE 8, 2011.  PAID.

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4.7	<b>CASE 2011C- 180</b>	OWNER(S): ARMADA, HUMBERTO & GREDA ADDRESS: 15930 SW 56 STREET FOLIO: 5040 33 14 0040 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED MAY 31, 2011.  ASSESSED FINE OF \$500.00 PLUS \$150.00 IN ADM COSTS.  TOTAL DUE = \$650.00.
4.8	<b>CASE 2011C- 220</b>	OWNER(S): EVANS FINANCIAL SERVICES ADDRESS: 5591 MELALEUCA ROAD FOLIO: 5040 35 01 0075 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED JUNE 1, 2011.  PAID.
4.9	<b>CASE 2011C- 245</b>	OWNER(S): PANNU, HARBANS KAUR ADDRESS: 16580 SW 62 STREET FOLIO: 5140 05 01 0173 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED JUNE 1, 2011.  PAID.
4.10	<b>CASE 2011C- 295</b>	OWNER(S): FAHIMIPOUR, MEHRDAD & COTY ADDRESS: VL NW CRNR OF SW 127 AVE/STIRLING FOLIO: 5040 35 13 0020 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED JUNE 1, 2011.  ASSESSED FINE OF \$500.00 PLUS \$150.00 IN ADM COSTS.  TOTAL DUE = \$650.00.

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**5. FORECLOSURE AUTHORIZATION**

<b>5.1</b>	<b>CASE</b>	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):  1).	<b>STATUS:</b>
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**6. BSO COMMERCIAL MOTOR VEHICLE CITATIONS**

<b>6.1</b>	<b>CASE</b>	OWNER(S): ADDRESS: FOLIO: VIOLATION(S): <b>COMMERCIAL MOTOR VEHICLE CITATION</b>	<b>STATUS:</b>
	<b>BSO SW</b>		

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).