

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
JULY 6, 2010
9:00 A.M.

MINUTES

1. CALL SESSION TO ORDER

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

2.1	CASE 2010-260	OWNER(S): MVR INC. ADDRESS: 4901 SW 178 AVENUE FOLIO: 5040 31 01 0174 VIOLATION(S): 1). PROHIBITED USE (PARKING OF LAWN MAINTENANCE ON SITE). 2). PROHIBITED USE (STORAGE YARD).	STATUS: NOTICE OF HEARING ISSUED MAY 10, 2010. CONTINUED TO AUGUST 3, 2010 HEARING.
2.2	CASE 2010-284	OWNER(S): CORTES, ANAIS B H/E CORTES, JORGE ADDRESS: 13201 LURAY ROAD FOLIO: 5140 02 01 0160 VIOLATION(S): 1). FAILURE TO MAINTAIN LANDSCAPING (LANDSCAPING INTERFERING WITH UTILITIES).	STATUS: GIVEN UNTIL JULY 1, 2010 TO COMPLY OR \$150.00 PER DAY FINE. IMPOSE PENALTY AND LIEN.
2.3	CASE 2010-286	OWNER(S): MEDINA, ALBERTO & MIRIAM PUENTES, VERONICA ADDRESS: 5351 SW 163 AVENUE FOLIO: 5040 32 01 0032 VIOLATION(S): 1). FAILURE TO OBTAIN CU FOR SUBLETTING DETACHED STRUCTURE (MULTI-FAMILY USE). (DISMISSED) 2). ALLOWING ANIMALS TO BECOME NUISANCE (NOISE). 3). ALLOWING ANIMALS TO EXCEED ALLOWABLE LIMIT. (COMPLIED)	STATUS: GIVEN UNTIL JULY 1, 2010 TO COMPLY OR \$100.00 PER DAY FINE. CONTINUED TO AUGUST 3, 2010 HEARING.

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2.4	CASE 2010-306	<p>OWNER(S): AGUIAR, GLORIA ADDRESS: 13490 STIRLING ROAD FOLIO: 5140 02 01 0140 VIOLATION(S):</p> <p>1). FAILURE TO OBTAIN CU FOR SUBLETTING DETACHED STRUCTURE (MULTI-FAMILY USE). 2). FAILURE TO OBTAIN CU FOR VEHICLE REPAIR BUSINESS. 3). ALLOWING MULTI-VEHICLE PARKING STORED ON SITE. 4). ALL VEHICLES MUST BE REGISTERED TO PROPERTY.</p>	<p>STATUS: GIVEN UNTIL JULY 1, 2010 TO COMPLY OR \$100.00 PER DAY FINE.</p> <p>CONTINUED TO AUGUST 3, 2010 HEARING.</p>
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3. NEW CASES

3.1	CASE 2009-494	<p>OWNER(S): JANGDA, ABDUL & NAFISA ADDRESS: 4610 SW 178 AVENUE FOLIO: 5040 30 09 0010 VIOLATION(S):</p> <p>1). FAILURE TO MAINTAIN LANDSCAPING (TREE IN SWALE)</p>	<p>STATUS: NOTICE OF HEARING ISSUED MAY 10, 2010.</p> <p><i>CASE CONTINUED FROM JUNE 1, 2010 HEARING.</i></p> <p>COMPLIED</p>
3.2	CASE 2010-077	<p>OWNER(S): CYPEN, MYLES G ½ INT RODRIGUEZ, RUBEN A ADDRESS: 18201 SW 48 STREET FOLIO: 5040 30 00 0071 VIOLATION(S):</p> <p>1). FICUS HEDGES EXCEED 8' IN HEIGHT.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED FEBRUARY 8, 2010.</p> <p><i>HEARING REQUESTED</i></p> <p>CONTINUED TO AUGUST 3, 2010 HEARING.</p>
3.3	CASE 2010-251	<p>OWNER(S): PEREZ-RANGEL, DOMINGO A ADDRESS: 6500 SW 148 AVENUE FOLIO: 5140 03 01 0174 VIOLATION(S):</p> <p>1). OCCUPYING STRUCTURE WITHOUT CERTIFICATE OF OCCUPANCY.</p>	<p>STATUS: NOTICE OF HEARING ISSUED MAY 24, 2010.</p> <p>COMPLIED</p>

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3.4	CASE 2010-252	OWNER(S): SAADA, REGINA ADDRESS: VL N OF 6551 SW 185 WAY FOLIO: 5139 01 01 0311 VIOLATION(S): 1). PROPERTY IS OVERGROWN AND HAS JUNK, TRASH, DEBRIS.	STATUS: NOTICE OF HEARING ISSUED MAY 7, 2010. COMPLIED
3.5	CASE 2010-257	OWNER(S): SOCARRAS, IRAN & ANIE ADDRESS: 5301 SW 198 TERRACE FOLIO: 5039 35 08 0200 VIOLATION(S): 1). PROPERTY IS OVERGROWN.	STATUS: NOTICE OF HEARING ISSUED MAY 19, 2010. COMPLIED
3.6	CASE 2010-263	OWNER(S): COHN JOINT GRANTOR TR #1 COHN, MICHAEL C & BETH S TRSTEE ADDRESS: 5401 SW 136 AVENUE FOLIO: 5040 34 01 0080 VIOLATION(S): 1). WORK WITHOUT PERMIT (BARN)	STATUS: NOTICE OF HEARING ISSUED MAY 24, 2010. GIVEN UNTIL SEPTEMBER 4, 2010 TO COMPLY OR \$100.00 DAILY FINE. ASSESSED \$150.00 IN ADM. COSTS. RETURN TO SEPTEMBER 7, 2010 HEARING.
3.7	CASE 2010-332	OWNER(S): WACHOVIA BANK NATIONAL ASSOC ADDRESS: VL S OF 6051 SW 178 AVENUE FOLIO: 5140 06 13 0090 VIOLATION(S): 1). PROPERTY IS OVERGROWN.	STATUS: NOTICE OF HEARING ISSUED JUNE 3, 2010. CLOSE CASE, NEW OWNER

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4. CITATIONS

4.1	CASE 2009C- 196	OWNER(S): DE LA FLOR, JAVIER & DEBORAH ADDRESS: 13320 STIRLING ROAD FOLIO: 5140 02 01 0130 VIOLATION(S): 1). BULK TRASH	STATUS: CITATION ISSUED JUNE 3, 2010. PAID
4.2	CASE 2009C- 465	OWNER(S): SALAZAR, JORGE E & GARCIA- HERREROS, GERMAN ADDRESS: 14421 SHERIDAN STREET FOLIO: 5140 03 01 0399 VIOLATION(S): 1). BULK TRASH	STATUS: CITATION ISSUED APRIL 6, 2010. \$500.00 PLUS \$150.00 IN ADM. COSTS. TOTAL FINE DUE = \$650.00
4.3	CASE 2009C- 498	OWNER(S): PERLMAN, ALAN & DEBORAH ADDRESS: 13001 SHERIDAN STREET FOLIO: 5140 02 01 0373 VIOLATION(S): 1). BULK TRASH	STATUS: CITATION ISSUED APRIL 6, 2010. <i>HEARING REQUESTED</i> <i>CASE CONTINUED FROM JUNE 1, 2010 HEARING.</i> NOTE: PRIOR BULK TRASH CITATION ISSUED. CONTINUED TO AUGUST 3, 2010 HEARING.

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4.4	CASE 2009C- 523	OWNER(S): PECORARO, JOSEPHINE & MATTEO JOSEPHINE PECORARO REV TR ADDRESS: 19101 SW 57 COURT FOLIO: 5039 36 10 0440 VIOLATION(S): 1). BULK TRASH	STATUS: CITATION ISSUED FEBRUARY 8, 2010. <i>HEARING REQUESTED</i> \$500.00 PLUS \$75.00 IN ADM. COSTS. TOTAL FINE DUE = \$575.00
4.5	CASE 2009C- 552	OWNER(S): PARETS, OMAR & JANICE ADDRESS: 5211 SW 198 TERRACE FOLIO: 5039 35 08 0170 VIOLATION(S): 1). BULK TRASH	STATUS: CITATION ISSUED MAY 12, 2010. PAID
4.6	CASE 2010C- 202	OWNER(S): VALDES, ROSA MARLENE LE QUINTANA, GILBERTO ET AL ADDRESS: 4810 SW 198 TERRACE FOLIO: 5039 35 08 0021 VIOLATION(S): 1). BULK TRASH	STATUS: CITATION ISSUED MAY 25, 2010. <i>HEARING REQUESTED</i> \$500.00 PLUS \$150.00 IN ADM. COSTS. TOTAL FINE DUE = \$650.00
4.7	CASE 2010C- 239	OWNER(S): MADOW, PHILIP & AMBER ADDRESS: 17701 SW 65 COURT FOLIO: 5140 06 01 0191 VIOLATION(S): 1). BULK TRASH	STATUS: CITATION ISSUED JUNE 2, 2010. PAID

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5. FORECLOSURE AUTHORIZATION

5.1	CASE	OWNER(S): ADDRESS: FOLIO: VIOLATION(S): 1).	STATUS:
5.2	CASE	OWNER(S): ADDRESS: FOLIO: VIOLATION(S): 1).	STATUS:

6. BSO COMMERCIAL MOTOR VEHICLE CITATIONS

6.1	CASE BSO SW	OWNER(S): ADDRESS: FOLIO: VIOLATION(S): COMMERCIAL MOTOR VEHICLE CITATION	STATUS:
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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).