

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

**MINUTES**

**SPECIAL MAGISTRATE HEARING  
MARCH 11, 2008  
9:00 A.M.**

**1. CALL SESSION TO ORDER**

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

<b>2.1</b>	<b>CASE 07-1036</b>	OWNER(S): MIRZA, IFIKHAR ADDRESS: 5440 SW 136 AVENUE FOLIO: 5040 35 01 0037 VIOLATION(S):  1). POOL WITHOUT PROPER ENCLOSURE.	<b>STATUS:</b> GIVEN UNTIL JANUARY 7, 2008 TO COMPLY OR \$100.00 PER DAY PER VIOLATION.  COMPLIED
<b>2.2</b>	<b>CASE 2007-11</b>	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.	<b>STATUS:</b> GIVEN UNTIL JANUARY 22, 2008 TO COMPLY OR \$100.00 PER DAY PER VIOLATION.  COMPLIED
<b>2.3</b>	<b>CASE 2007-31</b>	OWNER(S): VELASCO, MIRIAM ADDRESS: 13920 MUSTANG TRAIL FOLIO: 5140 03 01 0451 VIOLATION(S):  1). CLEARING/GRADING/FILLING DONE WITHOUT APPROVAL AND PERMIT.	<b>STATUS:</b> GIVEN UNTIL FEBRUARY 11, 2008 TO COMPLY OR \$100.00 PER DAY PER VIOLATION.  IMPOSE LIEN.
<b>2.4</b>	<b>CASE 2007-33</b>	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.	<b>STATUS:</b> GIVEN UNTIL FEBRUARY 11, 2008 TO COMPLY OR \$100.00 PER DAY PER VIOLATION.  COMPLIED

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2.5	<b>CASE 2007-43</b>	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.	<b>STATUS:</b> AMENDED FINAL ORDER - GIVEN UNTIL FEBRUARY 22, 2008 TO COMPLY OR \$150.00 PER DAY PER VIOLATION.  CONTINUE TO APRIL 8, 2008 HEARING.
2.6	<b>CASE 2007-01</b>	OWNER(S): DATTINI, GEORGINA ADDRESS: 4630 SW 134 AVENUE FOLIO: 5040 26 05 0020 VIOLATION(S):  1). POOL WITHOUT PROPER BARRIER.	<b>STATUS:</b> GIVEN UNTIL DECEMBER 21, 2007 TO SAFE UP POOL AND MARCH 11, 2008 TO INSTALL PERMANENT FENCE OR A \$100.00 FINE PER DAY PER VIOLATION.  COMPLIED
2.7	<b>CASE 2008-52</b>	OWNER(S): GAMBOA, MARIO & CARMEN ADDRESS: 17433 SW 65 COURT FOLIO: 5140 06 01 0230 VIOLATION(S):  1). NURSERY REQUIRES DUMPSTER AND DUMPSTER SERVICE.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 10, 2008  COMPLIED
2.8	<b>CASE 2008-55</b>	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.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 10, 2008  COMPLIED
2.9	<b>CASE 2008-56</b>	OWNER(S): SABIDO, JORGE & MARISOL ADDRESS: 17020 SW 63 MANOR FOLIO: 5140 05 01 0168 VIOLATION(S):  1). NURSERY REQUIRES DUMPSTER AND DUMPSTER SERVICE.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 10, 2008  COMPLIED

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<b>2.10</b>	<b>CASE 2008-62</b>	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.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 25, 2008  COMPLIED
<b>2.11</b>	<b>CASE 2008-63</b>	OWNER(S): GRANDA, RENE ADDRESS: 4921 SW 186 AVENUE FOLIO: 5039 25 02 0100 VIOLATION(S):  1). LOT IS OVERGROWN AND HAS DEBRIS.	<b>STATUS:</b> GIVEN UNTIL FEBRUARY 22, 2008 TO COMPLY OR FINE OF \$100.00 PER DAY.  IMPOSE LIEN.

**3. NEW CASES**

<b>3.0</b>	<b>CASE 2008-64</b>	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.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED JANUARY 25, 2008. CONTINUED TO MARCH 11, 2008 HEARING.  GIVEN UNTIL MAY 1, 2008 TO COMPLY OR \$150.00 PER DAY. ASSESSED \$150.00 IN ADM. COSTS. BACK TO MAY 13, 2008 HEARING.
<b>3.1</b>	<b>CASE 2008-70</b>	OWNER(S): TAYLOR, JASON ADDRESS: 5601 SW 136 AVENUE FOLIO: 5040 34 01 0110 VIOLATION(S):  1). LOT IS OVERGROWN AND HAS DEBRIS.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 26, 2008.  CONTINUE TO APRIL 8, 2008 HEARING.
<b>3.2</b>	<b>CASE 2008-75</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: FEBRUARY 15, 2008 GIVEN UNTIL APRIL 7, 2008 TO COMPLY OR \$100.00 PER DAY. NO ADM. COSTS ASSESSED. BACK TO APRIL 8, 2008 HEARING.

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3.3	<b>CASE 2008-76</b>	OWNER(S): ANTON, CARL C SR EST ADDRESS: VL NW CORNER STIRLING/ SW 166 AVE FOLIO: 5040 32 03 0081 VIOLATION(S):  1). ALL VEHICLES ON PROPERTY MUST BE REGISTERED TO PROPERTY AND HAVE CURRENT TAG AND REGISTRATION. PARKING ON VACANT LOT.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 22, 2008  GIVEN UNTIL APRIL 7, 2008 TO COMPLY OR \$100.00 PER DAY. ASSESSED \$150.00 IN ADM. COSTS. BACK TO APRIL 8, 2008 HEARING.
3.4	<b>CASE 2008-77</b>	OWNER(S): YALUZ, MEIR & DOREEN ADDRESS: 6311 SW 130 AVENUE FOLIO: 5140 02 01 0135 VIOLATION(S):  1). BULK WASTE PLACED MORE THAN 48 HOURS PRIOR TO PICK UP.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 22, 2008  CONTINUE TO APRIL 8, 2008 HEARING.
3.5	<b>2008-78</b>	OWNER(S): THOMAS, MARJORIE BROWN ADDRESS: VL ACROSS 16580 SW 62 STREET FOLIO: 5140 05 01 0175 VIOLATION(S):  1). PROPERTY IS OVERGROWN AND HAS JUNK, TRASH, DEBRIS.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 22, 2008  CONTINUE TO APRIL 8, 2008 HEARING.
3.6	<b>2008-79</b>	OWNER(S): CAMET, EDUARDO & CARLINA ADDRESS: 14211 SUNSET LANE FOLIO: 5140 03 01 0041 VIOLATION(S):  1). WORK DONE WITHOUT PERMITS	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 22, 2008  GIVEN UNTIL MAY 1, 2008 TO COMPLY OR \$100.00 PER DAY. ASSESSED \$150.00 IN ADM. COSTS. BACK TO MAY 13, 2008 HEARING.

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3.7	2008-80	OWNER(S): ARTHUR, ROSALIE ADDRESS: VL ACROSS 16570 SW 62 STREET FOLIO: 5140 05 01 0038 VIOLATION(S):  1). PROPERTY IS OVERGROWN AND HAS JUNK, TRASH, DEBRIS.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 22, 2008  GIVEN UNTIL MAY 1, 2008 TO COMPLY OR \$100.00 PER DAY. DID NOT ASSESS ADM. COSTS. BACK TO MAY 13, 2008 HEARING.
3.8	2008-81	OWNER(S): FINKLE, NATHAN & JACQUELINE ADDRESS: 5560 HANCOCK ROAD FOLIO: 5040 34 01 0211 VIOLATION(S):  1). BULK WASTE PLACED MORE THAN 48 HOURS PRIOR TO PICK UP. BULK WASTE IMPROPER LOCATION.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 22, 2008  CONTINUE TO APRIL 8, 2008 HEARING.
3.9	2008-82	OWNER(S): MARTINEZ, JULIO & MARCIA ADDRESS: 14701 SUNSET LANE FOLIO: 5140 03 01 0019 VIOLATION(S):  1). WORK DONE WITHOUT PERMITS	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 27, 2008  NO ACTION TAKEN. THIS CASE WAS SUPPOSED TO BE ON APRIL AGENDA. NO ACTION NECESSARY.
3.10	2008-85	OWNER(S): KNIGHTSBRIDGE ESTATES LLC ADDRESS: 5591 MELALEUCA ROAD FOLIO: 5040 35 01 0075 VIOLATION(S):  1). ANIMAL NUISANCE	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 26, 2008  CONTINUE TO APRIL 8, 2008 HEARING.
3.11	2008-86	OWNER(S): SALCEDO, JOSE ADDRESS: 5500 SW 136 AVENUE FOLIO: 5040 35 01 0043 VIOLATION(S): 1). WORK WITHOUT PERMITS (LIGHTING)	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 26, 2008 COMPLIED

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**4. CITATIONS**

<p><b>4.0</b></p>	<p><b>CASE 2008C-72</b></p> <p><b>CITATION SRC-1126</b></p>	<p>OWNER(S): URBIETA, GUILLERMO  ADDRESS: 5711 HANCOCK ROAD  FOLIO: 5040 34 03 0040  VIOLATION(S):</p> <p>1). BULK TRASH</p>	<p><b>STATUS:</b>  CITATION ISSUED:  DECEMBER 14, 2007</p> <p>\$500.00</p> <p>MUST PAY \$200.00 BY APRIL 10, 2008.</p>
<p><b>4.1</b></p>	<p><b>CASE 2008C-92</b></p> <p><b>CITATION SRC-1026</b></p>	<p>OWNER(S): HOA OF LANDMARK RANCH ESTATES INC  ADDRESS: SW 172 AVE/WINDSOR BLVD  FOLIO: 5040 32 16 0450  VIOLATION(S):</p> <p>1). BANNERS</p>	<p><b>STATUS:</b>  CITATION ISSUED:  FEBRUARY 27, 2008</p> <p>\$250.00</p> <p>ORDERED TO PAY \$250.00 PLUS \$150.00 IN ADM COSTS. TOTAL FINE \$400.00.</p>
<p><b>4.2</b></p>	<p><b>CASE 2008C-94</b></p> <p><b>CITATION SRC-1141</b></p>	<p>OWNER(S): TOKARZ, BOLESLAW &amp; JANINA  ADDRESS: 14450 STIRLING ROAD  FOLIO: 5140 03 01 0061  VIOLATION(S):</p> <p>1). BULK TRASH</p>	<p><b>STATUS:</b>  CITATION ISSUED:  FEBRUARY 15, 2008</p> <p>\$500.00</p> <p>ORDERED TO PAY \$500.00 PLUS \$150.00 IN ADM COSTS. TOTAL FINE \$650.00.</p>
<p><b>4.3</b></p>	<p><b>CASE 2008C-95</b></p> <p><b>CITATION SRC-1142</b></p>	<p>OWNER(S): CASTILLO, ALFREDO &amp; OSPINA,  MONICA  ADDRESS: 19101 SW 63 STREET  FOLIO: 5039 36 10 0730  VIOLATION(S):</p> <p>1). BULK TRASH</p>	<p><b>STATUS:</b>  CITATION ISSUED:  FEBRUARY 19, 2008</p> <p>\$500.00</p> <p>ORDERED TO PAY \$500.00 PLUS \$150.00 IN ADM COSTS. TOTAL FINE \$650.00.</p>

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4.4	<b>CASE</b> <b>2008C-96</b>  <b>CITATION</b> <b>SRC-1134</b>	OWNER(S): UDOLF, BRUCE & SHERYL ADDRESS: 6010 SW 148 AVENUE FOLIO: 5140 03 01 0071 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED: FEBRUARY 01, 2008  \$500.00  MUST PAY \$500.00 BY APRIL 10, 2008.
4.5	<b>CASE</b> <b>2008C-97</b>  <b>CITATION</b> <b>SRC-1137</b>	OWNER(S): BORRERO, MILADYS & JOHN ADDRESS: 5761 HANCOCK ROAD FOLIO: 5040 34 03 0050 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED: FEBRUARY 01, 2008  \$500.00  ORDERED TO PAY \$500.00 PLUS \$150.00 IN ADM COSTS. TOTAL FINE \$650.00.
4.6	<b>CASE</b> <b>2008C-98</b>  <b>CITATION</b> <b>SRC-1138</b>	OWNER(S): ANDERSON, WILLIAM DAVID ADDRESS: 13130 LURAY ROAD FOLIO: 5140 02 01 0147 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED: FEBRUARY 01, 2008  \$500.00  ORDERED TO PAY \$500.00 PLUS \$150.00 IN ADM COSTS. TOTAL FINE \$650.00.
4.7	<b>CASE</b> <b>2008C-99</b>  <b>CITATION</b> <b>SRC-1145</b>	OWNER(S): MUSTANG TRAIL DEVELOPMENT LLC ADDRESS: 13310 MUSTANG TRAIL FOLIO: 5140 02 01 0351 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED: FEBRUARY 19, 2008  \$500.00 ORDERED TO PAY \$500.00 PLUS \$150.00 IN ADM COSTS. TOTAL FINE \$650.00.
4.8	<b>CASE</b> <b>2008C-100</b>  <b>CITATION</b> <b>SRC-1133</b>	OWNER(S): SANCHEZ, CARMEN & ENI ADDRESS: 5400 SW 160 AVENUE FOLIO: 5040 32 01 0094 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED: JANUARY 18, 2008  \$500.00 ORDERED TO PAY \$500.00 PLUS \$150.00 IN ADM COSTS. TOTAL FINE \$650.00.

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<b>4.9</b>	<b>CASE</b> <b>2008C-101</b>	OWNER(S): URBIETA, GUILLERMO ADDRESS: 5711 HANCOCK ROAD FOLIO: 5040 34 03 0040 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED: FEBRUARY 06, 2008  \$500.00  MUST PAY \$200.00 BY APRIL 10, 2008.
<b>4.10</b>	<b>CASE</b> <b>2008C-102</b>	OWNER(S): URBIETA, GUILLERMO ADDRESS: 5621 HANCOCK ROAD FOLIO: 5040 34 03 0030 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED: FEBRUARY 01, 2008  \$500.00  MUST PAY \$200.00 BY APRIL 10, 2008.

**5. LIEN MITIGATION**

<b>5.1</b>	<b>CASE</b>		
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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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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).