

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
MAY 12, 2009
9:00 A.M.**

MINUTES

1. CALL SESSION TO ORDER

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

2.1	CASE 2008-215	OWNER(S): GAVRILOIU, ALEXANDRU & LUCIAN & SILVIA ADDRESS: 14481 LAKE LANE FOLIO: 5040 27 01 0238 VIOLATION(S): 1). WORK DONE WITHOUT APPROVAL AND PERMITS (WALL)	STATUS: GIVEN UNTIL OCTOBER 19, 2008 TO COMPLY OR \$100.00 PER DAY. CONTINUED TO JULY 7, 2009 HEARING.
2.2	CASE 2008-295	OWNER(S): SANCHEZ, CARMEN & ENI ADDRESS: 5400 SW 160 AVENUE FOLIO: 5040 32 01 0094 VIOLATION(S): 1). DRIVEWAY WITHOUT APPROVAL AND PERMITS. 2) FILL WITHOUT APPROVAL AND PERMITS.	STATUS: GIVEN UNTIL DECEMBER 19, 2008 TO COMPLY OR \$100.00 PER DAY. CONTINUED TO FEBRUARY 10, 2009 HEARING. COMPLIED
2.3	CASE 2008-320	OWNER(S): RUIZ, GILBERT & JACQUELINE ADDRESS: VL SW CNR LURAY/APPALOOSA FOLIO: 5140 02 01 0271 VIOLATION(S): 1). PROPERTY AND SWALE ARE OVERGROWN.	STATUS: FINAL ORDER AND LIEN IMPOSED. REQUESTING AUTHORITY TO CLEAR. AUTHORITY TO ABATE VIOLATION GRANTED.
2.4	CASE 2008-367	OWNER(S): FAHIMPOUR, MEHRDAD & COTY ADDRESS: VL NW CORNER OF STIRLING/APPALOOSA TRAIL FOLIO: 5040 35 15 0020 VIOLATION(S): 1). PROPERTY AND SWALE ARE OVERGROWN.	STATUS: FINAL ORDER AND LIEN IMPOSED. REQUESTING AUTHORITY TO CLEAR. AUTHORITY TO ABATE VIOLATION GRANTED.

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2.5	CASE 2009-057	OWNER(S): SIKH SOCIETY OF FLA INC ADDRESS: 16000 SW 60 STREET FOLIO: 5140 05 02 0010 VIOLATION(S): 1). USING SWALE AS PARKING AREA.	STATUS: ORDERED TO COMPLY BY APRIL 29, 2009 OR FINE OF \$200.00 PER DAY. \$150.00 ADM FEE ASSESSED. REVISED FINAL ORDER, FUTURE VIOLATIONS TO BE \$1,000.00 PER OCCURRENCE.
2.6	CASE 2009-083	OWNER(S): LOPEZ, TONY ADDRESS: 18070 SW 70 PLACE FOLIO: 5140 06 03 0069 VIOLATION(S): 1). JUNK VEHICLES ON PROPERTY. 2). COMMERCIAL VEHICLES ON PROPERTY.	STATUS: ORDERED TO COMPLY BY APRIL 29, 2009 OR FINE OF \$150.00 PER DAY. IMPOSE PENALTY AND LIEN.
2.7	CASE 2009-054	OWNER(S): US RETAIL INCOME FUND VLP ADDRESS: 6800 DYKES ROAD FOLIO: 5140 04 13 0060 VIOLATION(S): 1). FAILURE TO MAINTAIN LANDSCAPED AREAS.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 13, 2009. CASE UPDATE BY TOWN ATTORNEY ACCEPTED AGREEMENT PRESENTED BY TOWN ATTORNEY.
2.8	CASE 2009-055	OWNER(S): US RETAIL INCOME FUND VLP ADDRESS: 15801 SHERIDAN STREET FOLIO: 5140 04 13 0011 VIOLATION(S): 1). FAILURE TO MAINTAIN LANDSCAPED AREAS.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 13, 2009. CASE UPDATE BY TOWN ATTORNEY ACCEPTED AGREEMENT PRESENTED BY TOWN ATTORNEY.

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3. NEW CASES

3.0	CASE 2008-351	OWNER(S): JANGDA, ABDUL & NAFISA ADDRESS: 4610 SW 178 AVENUE FOLIO: 5040 30 09 0010 VIOLATION(S): 1). TREE ABUSE FROM SIGN POSTING	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: MARCH 05, 2009. COMPLIED
3.1	CASE 2009-002	OWNER(S): WEISS, BRADLEY S & FREEMAN, PAUL ADDRESS: 5350 SW 210 TERRACE FOLIO: 5039 34 01 0301 VIOLATION(S): 1). PROHIBITED OUTDOOR LIGHTING.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: APRIL 03, 2009. \$150.00 ADM FEE ASSESSED. MUST COMPLY BY MAY 27, 2009 OR \$150.00 PER DAY FINE. RETURN TO JUNE 02, HEARING.
3.2	CASE 2009-021	OWNER(S): NAVARTE, MIGUEL & LIDIA ADDRESS: 4600 SW 164 TERRACE FOLIO: 5040 32 05 1250 VIOLATION(S): 1). GATES/FENCE INSTALLED WITHOUT APPROVAL/PERMITS.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: MARCH 13, 2009. \$150.00 ADM FEE ASSESSED. MUST COMPLY BY JUNE 11, 2009 OR \$100.00 PER DAY FINE. RETURN TO JULY 07, HEARING.
3.3	CASE 2009-026	OWNER(S): ALONSO, GUILLERMO & ADRIANA ADDRESS: 5101 SW 160 AVENUE FOLIO: 5040 32 01 0095 VIOLATION(S): 1). NON RESIDENTIAL USE REQUIRES DUMPSTER SERVICE	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 10, 2009. COMPLIED

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3.4	CASE 2009-042	OWNER(S): ZUNIGA, LAURA ADDRESS: 5901 SW 162 AVENUE FOLIO: 5040 32 04 0068 VIOLATION(S): 1). MAINTAINING VEHICLES NOT REGISTERED TO PROPERTY.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 12, 2009. CONTINUED TO JULY 07, 2009 HEARING.
3.5	CASE 2009-043	OWNER(S): PEREZ-RANGEL, DOMINGO A ADDRESS: 6500 SW 148 AVENUE FOLIO: 5140 03 01 0174 VIOLATION(S): 1). FAILURE TO MAINTAIN STRUCTURE (FENCE)	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: MARCH 12, 2009. \$150.00 ADM FEE ASSESSED. MUST COMPLY BY JULY 05, 2009 OR \$100.00 PER DAY FINE. RETURN TO JULY 07, HEARING.
3.6	CASE 2009-046	OWNER(S): PANDO, ROBERTO & EMILIO ADDRESS: 5400 SW 208 LANE FOLIO: 5039 34 01 0330 VIOLATION(S): 1). NON RESIDENTIAL USE REQUIRES DUMPSTER.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: MARCH 24, 2009. COMPLIED
3.7	CASE 2009-061	OWNER(S): ESPOSITO, RONALD ½ INT EA KAUFMAN-ESPOSITO, JOAN ADDRESS: 17800 SW 57 STREET FOLIO: 5040 31 01 0361 VIOLATION(S): 1). NON RESIDENTIAL USE REQUIRES DUMPSTER.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: MARCH 03, 2009. CONTINUED TO JULY 07, 2009 HEARING.

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3.8	CASE 2009-063	OWNER(S): PITTER, DAVE ADDRESS: 17321 SW 58 STREET FOLIO: 5040 31 01 0530 VIOLATION(S): 1). NON NATIVE SPECIES REQUIRE REMOVAL.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: MARCH 04, 2009. \$150.00 ADM FEE ASSESSED. MUST COMPLY BY JULY 11, 2009 OR \$150.00 PER DAY FINE. RETURN TO AUGUST 04, HEARING.
3.9	CASE 2009-065	OWNER(S): SOUTHWEST NURSERY CORP ADDRESS: 6100 SW 185 WAY FOLIO: 5039 36 01 0050 VIOLATION(S): 1). PROPERTY AND SWALE ARE OVERGROWN.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: MARCH 12, 2009. \$150.00 ADM FEE ASSESSED. MUST COMPLY BY MAY 27, 2009 OR \$100.00 PER DAY FINE. RETURN TO JUNE 02, HEARING.
3.10	CASE 2009-074	OWNER(S): R & R DEVELOPER CORP ADDRESS: 5150 SW 124 AVENUE FOLIO: 5040 35 01 0015 VIOLATION(S): 1). PROPERTY USE WITHOUT A CERTIFICATE OF USE. 2). PAINTBALL ACTIVITIES ON SITE.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: MARCH 16, 2009. \$150.00 ADM FEE ASSESSED. MUST COMPLY BY JULY 11, 2009 OR \$200.00 PER DAY FINE. RETURN TO AUGUST 04, HEARING.
3.11	CASE 2009-076	OWNER(S): DURDEN, RICHARD & CYNTHIA ADDRESS: 5001 SW 199 AVENUE FOLIO: 5039 35 04 0060 VIOLATION(S): 1). PROHIBITED OUTDOOR LIGHTING.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: APRIL 29, 2009. COMPLIED

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3.12	CASE 2009-080	OWNER(S): FL DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY ADDRESS: VL SE CNR GRIFFIN/VOLUNTEER FOLIO: 5040 27 01 0270 VIOLATION(S): 1). PROPERTY AND SWALE ARE OVERGROWN AND HAS JUNK, TRASH, DEBRIS.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: MARCH 30, 2009. \$150.00 ADM FEE ASSESSED. MUST COMPLY BY JUNE 11, 2009 OR \$100.00 PER DAY FINE. RETURN TO JULY 07, HEARING.
3.13	CASE 2009-092	OWNER(S): JONES, STEVEN ADDRESS: 13740 MUSTANG TRAIL FOLIO: 5140 03 01 0470 VIOLATION(S): 1). CONSTRUCTION EQUIPMENTS STORAGE W/O PERMITS (ROOF TILES).	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: APRIL 17, 2009. \$150.00 ADM FEE ASSESSED. MUST COMPLY BY JULY 11, 2009 OR \$150.00 PER DAY FINE. RETURN TO AUGUST 04, HEARING.
3.14	CASE 2009-100	OWNER(S): MEYER, NANCY ADDRESS: 5250 SW 130 AVENUE FOLIO: 5040 35 01 0184 VIOLATION(S): 1). SIGNS POSTED IN RIGHT OF WAY.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: APRIL 27, 2009. \$150.00 ADM FEE ASSESSED. FUTURE VIOLATIONS TO BE ASSESSED \$100.00 PER OCCURRENCE.
3.15	CASE 2009-101	OWNER(S): GONZALEZ, BARBARO NELSON, LOPEZ, PERLA E ADDRESS: 6300 SW 190 AVENUE FOLIO: 5139 01 05 0010 VIOLATION(S): 1). PROPERTY AND SWALE ARE OVERGROWN. 2). FILLING DONE WITHOUT APPROVAL AND PERMIT.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: MARCH 30, 2009. CONTINUED TO JULY 07, 2009 HEARING.

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3.16	CASE 2009-108	OWNER(S): KELTY, DARIAN ADDRESS: VL S OF OF 5751 SW 145 AVENUE FOLIO: 5040 34 03 0190 VIOLATION(S): 1). PROPERTY AND SWALE ARE OVERGROWN.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: APRIL 17, 2009. \$150.00 ADM FEE ASSESSED. MUST COMPLY BY JUNE 11, 2009 OR \$100.00 PER DAY FINE. RETURN TO JULY 07, HEARING.
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4. CITATIONS

4.0	CASE 2009c-068	OWNER(S): DUARTE, ALVARO ADDRESS: 5016 SW 195 TERRACE FOLIO: 5039 36 01 0114 VIOLATION(S): BULK TRASH	STATUS: CITATION ISSUED FEBRUARY 26, 2009. \$500.00 FINE DUE. ASSESSED \$500.00 CITATION PLUS \$150.00 IN ADM COSTS. TOTAL DUE = \$650.00
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5. LIEN MITIGATION

5.1	CASE 2008-156	OWNER(S): VILLANUEVA, CARLOS E & IRENE ADDRESS: VACANT LOT NORTH OF 7120 SW 173 WAY FOLIO: 5140 06 04 0070 VIOLATION(S): 1). PROPERTY IS OVERGROWN AND HAS JUNK, TRASH, DEBRIS. 2). FILLING, CLEARING, GRADING DONE WITHOUT APPROVAL AND PERMIT.	STATUS: ORDERED TO COMPLY BY MAY 28, 2008. COMPLIED APRIL 08, 2009. FINE OF \$100.00 PER DAY PER VIOLATION (2). TOTAL FINE DUE 315 DAYS X \$200.00 = \$63,000.00. DUE TO EXTENUATING CIRCUMSTANCES, FINE REDUCED TO \$6,500.00. MUST BE PAID BY JUNE 11, 2009.
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6. FORECLOSURE AUTHORIZATION

6.1	CASE 2008- 320	OWNER(S): RUIZ, GILBERT & JACQUELINE ADDRESS: VL SW CNR LURAY/APPALOOSA FOLIO: 5140 02 01 0271 VIOLATION(S): 1). PROPERTY AND SWALE ARE OVERGROWN.	STATUS: LIEN IMPOSED JANUARY 13, 2009. FORECLOSURE AUTHORIZATION GRANTED.
6.2	CASE 2008- 367	OWNER(S): FAHIMPOUR, MEHRDAD & COTY ADDRESS: VL NW CORNER OF STIRLING/APPALOOSA TRAIL FOLIO: 5040 35 15 0020 VIOLATION(S): 1). PROPERTY AND SWALE ARE OVERGROWN.	STATUS: LIEN IMPOSED FEBRUARY 10, 2009. FORECLOSURE AUTHORIZATION GRANTED.
6.3	CASE 2008- 214	OWNER(S): AURORA LOAN SERVICES LLC ADDRESS: 5420 SW 164 TERRACE FOLIO: 5040 32 05 0560 VIOLATION(S): 1). PROPERTY IS OVERGROWN. 2). FAILURE TO MAINTAIN POOL. 3). POOL WITHOUT PROPER ENCLOSURE.	STATUS: LIEN IMPOSED OCTOBER 14, 2008. FORECLOSURE AUTHORIZATION GRANTED.

7. BSO COMMERCIAL MOTOR VEHICLE CITATIONS

7.1	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

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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).