

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
NOVEMBER 04, 2008
9:00 A.M.

MINUTES

1. CALL SESSION TO ORDER

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

2.1	CASE 2008-173	OWNER(S): FLORES, EDUARDO & JACQUELINE ADDRESS: 17450 SW 54 STREET FOLIO: 5040 31 01 0052 VIOLATION(S): 1). WORK WITHOUT APPROVAL AND PERMITS.	STATUS: COMPLIANCE DEADLINE EXTENDED - GIVEN UNTIL NOVEMBER 3, 2008 TO COMPLY OR \$100.00 PER DAY. CONTINUED TO DECEMBER 9, 2008 HEARING.
2.2	CASE 2008-181	OWNER(S): VELASQUEZ, JAIME A ADDRESS: 4990 SW 148 AVENUE FOLIO: 5040 34 01 0630 VIOLATION(S): 1). LIGHTS GLARING ONTO ADJOINING PROPERTIES. LIGHTING INSTALLED WITHOUT PERMITS.	STATUS: GIVEN UNTIL OCTOBER 19, 2008 TO COMPLY OR \$100.00 PER DAY. CONTINUED TO DECEMBER 9, 2008 HEARING.
2.3	CASE 2008-215	OWNER(S): GAVRILIOU, 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 DECEMBER 9, 2008 HEARING.
2.4	CASE 2008-236	OWNER(S): KUBAT, ROBERT & ELEINES ADDRESS: TWO VACANT LOTS EAST OF 17011 SW 64 COURT FOLIO: 5140 05 17 0040 VIOLATION(S): 1). PROPERTY AND SWALE ARE OVERGROWN.	STATUS: GIVEN UNTIL OCTOBER 29, 2008 TO COMPLY OR \$100.00 PER DAY. COMPLIED

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2.5	CASE 2008-244	OWNER(S): ARANA, HECTOR LUIS ADDRESS: VL N OF 4821 SW 198 TERRACE FOLIO: 5039 35 08 0011 VIOLATION(S): 1). WORK DONE WITHOUT APPROVAL AND PERMITS (FILL)	STATUS: GIVEN UNTIL OCTOBER 19, 2008 TO COMPLY OR \$100.00 PER DAY. IMPOSE PENALTY/LIEN.
2.6	CASE 2008-251	OWNER(S): VIDAL, RUEN & BERTHA RENOVA ADDRESS: 17240 SW 66 STREET FOLIO: 5140 06 09 0010 VIOLATION(S): 1). NON-RESIDENTIAL USE REQUIRES DUMPSTER SERVICE. 2). CERTIFICATE OF USE REQUIRED.	STATUS: GIVEN UNTIL NOVEMBER 3, 2008 TO COMPLY OR \$100.00 PER DAY. CONTINUED TO DECEMBER 9, 2008 HEARING.
2.7	CASE 2008-254	OWNER(S): CID, ALEXANDER & RIGOBERTO ADDRESS: 5401 SW 210 TERRACE FOLIO: 5039 34 06 0010 VIOLATION(S): 1). COMMERCIAL VEHICLES EXISTS ON PROPERTY 2). CERTIFICATE OF USE REQUIRED. 3). PROPERTY HAS JUNK, TRASH, DEBRIS. 4). ADDRESS NUMBERS NOT POSTED.	STATUS: GIVEN UNTIL NOVEMBER 3, 2008 TO COMPLY OR \$100.00 PER DAY. IMPOSE PENALTY/LIEN.
2.8	CASE 2008-264	OWNER(S): SUH, JOON SEOK & SOOK JA ADDRESS: 6221 SW 166 AVENUE FOLIO: 5140 05 01 0051 VIOLATION(S): 1). PROPERTY & SWALE OVERGROWN. 2). FAILURE TO MAINTAIN POOL.	STATUS: GIVEN UNTIL NOVEMBER 3, 2008 TO COMPLY OR \$100.00 PER DAY FOR VIOLATION #1 AND \$250.00 PER DAY FOR VIOLATION #2. IMPOSE PENALTY/LIEN.
2.9	CASE 2008-267	OWNER(S): SAADA, REGINA ADDRESS: VL N OF 6551 SW 185 WAY FOLIO: 5139 01 01 0311 VIOLATION(S): 1). PROPERTY & SWALE OVERGROWN.	STATUS: GIVEN UNTIL NOVEMBER 3, 2008 TO COMPLY OR \$100.00 PER DAY. COMPLIED

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3. NEW CASES

3.0	CASE 2008-238	OWNER(S): MESSNER, HOWARD G ADDRESS: 18900 SW 50 STREET FOLIO: 5039 36 10 0080 VIOLATION(S): 1). PROPERTY AND SWALE ARE OVERGROWN.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: OCTOBER 10, 2008. COMPLIED
3.1	CASE 2008-257	OWNER(S): MURPHY, MAUREEN & PATRICK ADDRESS: 6555 SW 189 WAY FOLIO: 5139 01 01 0059 VIOLATION(S): 1). WORK DONE WITHOUT APPROVAL AND PERMITS (FENCE)	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: SEPTEMBER 29, 2008. COMPLIED
3.2	CASE 2008-270	OWNER(S): PIOMPINO, GLENDA ADDRESS: 5310 W SAXON CIRCLE FOLIO: 5040 33 02 0630 VIOLATION(S): 1). PROPERTY HAS JUNK VEHICLES.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: SEPTEMBER 25, 2008. GIVEN UNTIL DECEMBER 4, 2008 TO COMPLY OR \$100.00 PER DAY. ASSESSED \$150.00 IN ADM COSTS. RETURN TO DECEMBER 9, 2008 HEARING FOR STATUS.
3.3	CASE 2008-278	OWNER(S): WILLIAMS, PETER ADDRESS: 17430 SW 63 MANOR FOLIO: 5140 06 01 0234 VIOLATION(S): 1). PROPERTY AND SWALE ARE OVERGROWN.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: SEPTEMBER 25, 2008. GIVEN UNTIL DECEMBER 4, 2008 TO COMPLY OR \$100.00 PER DAY. ASSESSED \$150.00 IN ADM COSTS. RETURN TO DECEMBER 9, 2008 HEARING FOR STATUS.

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3.4	CASE 2008-279	OWNER(S): SHOMAR, SHADI & JOSEPH ADDRESS: VL EAST OF 18233 SW 48 STREET FOLIO: 5040 30 00 0020 VIOLATION(S): 1). PROPERTY AND SWALE ARE OVERGROWN.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: SEPTEMBER 25, 2008. GIVEN UNTIL DECEMBER 4, 2008 TO COMPLY OR \$100.00 PER DAY. ASSESSED \$150.00 IN ADM COSTS. RETURN TO DECEMBER 9, 2008 HEARING FOR STATUS.
3.5	CASE 2008-283	OWNER(S): GAULT, CARLOS ADDRESS: 12801 MUSTANG TRAIL FOLIO: 5140 02 01 0280 VIOLATION(S): 1). PROPERTY AND SWALE ARE OVERGROWN.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: OCTOBER 10, 2008. COMPLIED
3.6	CASE 2008-286	OWNER(S): LUPO, DANIEL & CHRISTINE ADDRESS: 17601 SW 59 COURT FOLIO: 5040 31 01 0580 VIOLATION(S): 1). FILL WITHOUT APPROVAL AND PERMITS.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: SEPTEMBER 23, 2008. COMPLIED
3.7	CASE 2008-288	OWNER(S): PARAGONE, PETER J ADDRESS: 14570 LURAY ROAD FOLIO: 5140 03 01 0388 VIOLATION(S): 1). COMMERCIAL VEHICLES/TRAILERS. 2). RECREATIONAL VEHICLES BEING USED FOR LIVING PURPOSES. 3). NO CERTIFICATE OF USE. 4). SINGLE FAMILY HOME CONVERTED TO MULTI-USE	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: SEPTEMBER 26, 2008. COMPLIED

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3.8	CASE 2008-290	OWNER(S): NAVARTE, MIGUEL & LIDIA ADDRESS: 4600 SW 164 TERRACE FOLIO: 5040 32 05 1250 VIOLATION(S): 1). NURSERY REQUIRES DUMPSTER SERVICE.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: SEPTEMBER 29, 2008. COMPLIED
3.9	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 (COMPLIED)	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: OCTOBER 3, 2008. GIVEN UNTIL DECEMBER 19, 2008 TO COMPLY OR \$100.00 PER DAY. ASSESSED \$150.00 IN ADM COSTS. RETURN TO JANUARY 13, 2009 HEARING FOR STATUS. (VIOLATION #2 COMPLIED)
3.10	CASE 2008-312	OWNER(S): PARAGONE, PETER J ADDRESS: 14570 LURAY ROAD FOLIO: 5140 03 01 0388 VIOLATION(S): 1). FAILURE TO CONNECT TO WATER MAIN	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: OCTOBER 15, 2008. GIVEN UNTIL DECEMBER 4, 2008 TO COMPLY OR \$100.00 PER DAY. ASSESSED \$150.00 IN ADM COSTS. RETURN TO DECEMBER 9, 2008 HEARING FOR STATUS.
3.11	CASE 2008-314	OWNER(S): KOENIG, JULIE BARBARA ADDRESS: 5151 HANCOCK ROAD FOLIO: 5040 34 01 0370 VIOLATION(S): 1). FAILURE TO CONNECT TO WATER MAIN	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: OCTOBER 16, 2008. COMPLIED

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3.12	CASE 2008-315	OWNER(S): TORAL, FRANK ADDRESS: 6232 HANCOCK ROAD FOLIO: 5140 03 01 0084 VIOLATION(S): 1). FAILURE TO CONNECT TO WATER MAIN	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: OCTOBER 16, 2008. COMPLIED
3.13	CASE 2008-316	OWNER(S): YOUNG, ROBERT WAYNE & GAYLE ADDRESS: 14740 LURAY ROAD FOLIO: 5140 03 01 0412 VIOLATION(S): 1). FAILURE TO CONNECT TO WATER MAIN	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: OCTOBER 16, 2008. COMPLIED
3.14	CASE 2008-317	OWNER(S): JOHNSON, EDWARD & GAIL ADDRESS: 19100 SW 57 COURT FOLIO: 5039 36 09 0010 VIOLATION(S): 1). OUTDOOR EVENT WITHOUT APPROVAL AND PERMITS. 2). BUSINESS OPERATING FROM RESIDENTIAL PROPERTY.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: OCTOBER 16, 2008. CONTINUED TO DECEMBER 9, 2008 HEARING.
3.15	CASE 2008-271	OWNER(S): ARIN, ESRA ADDRESS: 12901 STIRLING ROAD FOLIO: 5040 35 01 0132 VIOLATION(S): 1). WORK DONE WITHOUT APPROVAL PERMITS	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: SEPTEMBER 29, 2008. GIVEN UNTIL DECEMBER 4, 2008 TO COMPLY OR \$100.00 PER DAY. ASSESSED \$150.00 IN ADM COSTS. RETURN TO DECEMBER 9, 2008 HEARING FOR STATUS.

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4. CITATIONS

4.0	CASE 2008C-294 CITATION SRC-1066	OWNER(S): VIGGIANI, ANTHONY & JOAN ADDRESS: 6800 APPALOOSA TRL FOLIO: 5140 02 01 0251 VIOLATION(S): 1). BULK TRASH	STATUS: CITATION ISSUED: OCTOBER 2, 2008 \$500.00 ASSESSED FINE PLUS \$150.00 IN ADM COSTS. TOTAL DUE \$650.00.
4.1	CASE 2008C-296 CITATION SRC-1180	OWNER(S): MENDEZ, ROBERTO & ALMA DELIA ADDRESS: 14631 MUSTANG TRAIL FOLIO: 5140 03 01 0391 VIOLATION(S): 1). BULK	STATUS: CITATION ISSUED: OCTOBER 2, 2008 \$500.00 ASSESSED FINE PLUS \$150.00 IN ADM COSTS. TOTAL DUE \$650.00.
4.2	CASE 2008C-297 CITATION SRC-1068	OWNER(S): GOETZ, CHRIS & VICKIE ADDRESS: 13201 MUSTANG TRAIL FOLIO: 5140 02 01 0326 VIOLATION(S): 1). BULK	STATUS: CITATION ISSUED: OCTOBER 2, 2008 \$500.00 CONTINUED TO DECEMBER 9, 2008 HEARING.
4.3	CASE 2008C-298 CITATION SRC-1069	OWNER(S): ANDERSON, WILLIAM DAVID ADDRESS: 13130 LURAY ROAD FOLIO: 5140 02 01 0147 VIOLATION(S): 1). BULK TRASH	STATUS: CITATION ISSUED: OCTOBER 2, 2008 \$500.00 ASSESSED FINE PLUS \$150.00 IN ADM COSTS. TOTAL DUE \$650.00.

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4.4	CASE 2008C-300 CITATION SRC-1070	OWNER(S): PEREZ, ISIDORO & MARGARITA ADDRESS: 13500 LURAY ROAD FOLIO: 5140 02 11 0010 VIOLATION(S): 1). BULK TRASH	STATUS: CITATION ISSUED: OCTOBER 2, 2008 \$500.00 ASSESSED FINE PLUS \$150.00 IN ADM COSTS. TOTAL DUE \$650.00.
4.5	CASE 2008C-301 CITATION SRC-1071	OWNER(S): HARMER, STEPHEN & JENNILYNN ADDRESS: 13800 LURAY ROAD FOLIO: 5140 03 01 0378 VIOLATION(S): 1). BULK TRASH	STATUS: CITATION ISSUED: OCTOBER 2, 2008 \$500.00 PAID
4.6	CASE 2008C-302 CITATION SRC-1072	OWNER(S): MORRIS, BRIAN & WYN ADDRESS: 14600 SUNSET LANE FOLIO: 5140 03 01 0129 VIOLATION(S): 1). BULK TRASH	STATUS: CITATION ISSUED: OCTOBER 2, 2008 \$500.00 TOTAL FINE AND COSTS \$250.00.
4.7	CASE 2008C-303 CITATION SRC-1073	OWNER(S): KRATISH, ROBERT & JILL ADDRESS: 14499 SUNSET LANE FOLIO: 5140 03 01 0124 VIOLATION(S): 1). BULK TRASH	STATUS: CITATION ISSUED: OCTOBER 2, 2008 \$500.00 TOTAL FINE AND COSTS \$250.00.
4.8	CASE 2008C-304 CITATION SRC-1074	OWNER(S): CALVO, HUGO ADDRESS: 6830 MELALEUCA ROAD FOLIO: 5140 02 01 0303 VIOLATION(S): 1). BULK TRASH	STATUS: CITATION ISSUED: OCTOBER 2, 2008 \$500.00 ASSESSED FINE PLUS \$150.00 IN ADM COSTS. TOTAL DUE \$650.00.

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4.9	CASE 2008C-318 CITATION SRC-1183	OWNER(S): ENTERPRISE GROUP INC ADDRESS: 14160 LURAY ROAD FOLIO: 5140 03 07 0010 VIOLATION(S): 1). BULK TRASH	STATUS: CITATION ISSUED: OCTOBER 16, 2008 \$500.00 ASSESSED FINE PLUS \$150.00 IN ADM COSTS. TOTAL DUE \$650.00.
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5. LIEN MITIGATION

5.1	CASE 2007-31	OWNER(S): VELASCO, MIRIAM ADDRESS: 13950 MUSTANG TRAIL FOLIO: 5140 03 01 0451 VIOLATION(S): FILLING DONE WITHOUT APPROVAL AND PERMITS	STATUS: TOTAL FINE DUE \$3,200.00 DUE TO EXTENUATING CIRCUMSTANCES, FINE REDUCED TO \$1,000.00
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6. FORECLOSURE AUTHORIZATION

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

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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).