

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**  
**OCTOBER 14, 2008**  
**9:00 A.M.**

**MINUTES**

**1. CALL SESSION TO ORDER**

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

2.1	<b>CASE 2008-77 (REPEAT VIOLATION)</b>	OWNER(S): YALoz, MEIR & DOREEN ADDRESS: 6311 SW 130 AVENUE FOLIO: 5140 02 01 0135 VIOLATION(S):  1). BULK TRASH OUT MORE THAN 48 HOURS PRIOR TO PICK UP.	<b>STATUS:</b> REPEAT VIOLATION. IN VIOLATION FROM 09/30/08 – 10/03/08 = 4 DAYS.  ASSESSED FINE OF \$250.00 PER DAY FOR 4 DAYS PLUS \$150.00 IN ADM. COSTS. TOTAL FINE DUE \$1,150.00.
2.2	<b>CASE 2008-173</b>	OWNER(S): FLORES, EDUARDO & JACQUELINE ADDRESS: 17450 SW 54 STREET FOLIO: 5040 31 01 0052 VIOLATION(S):  1). WORK WITHOUT APPROVAL AND PERMITS.	<b>STATUS:</b> GIVEN UNTIL OCTOBER 6, 2008 TO COMPLY OR \$100.00 PER DAY.  AMENDED FINAL ORDER DEADLINE EXTENDED TO NOVEMBER 3, 2008. BACK TO NOVEMBER 4, 2008 HEARING FOR UPDATE.
2.3	<b>CASE 2008-185</b>	OWNER(S): YALoz, MEIR & DOREEN ADDRESS: 6311 SW 130 AVENUE FOLIO: 5140 02 01 0135 VIOLATION(S): 1). MORE THAN (1) SHIPPING CONTAINER 2). SHIPPING CONTAINER NOT SCREENED FROM VIEW.	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 18, 2008 TO COMPLY OR \$100.00 PER DAY.  COMPLIED
2.4	<b>CASE 2008-214</b>	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 (COMPLIED)	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JULY 15, 2008.  CONTINUED FROM AUGUST 20, 2008 HEARING.  IMPOSE PENALTY/LIEN.

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2.5	<b>CASE 2008-229</b>	OWNER(S): LARA, EDGARDO & MARIA ADDRESS: 6490 SW 185 WAY FOLIO: 5139 01 01 0090 VIOLATION(S):  1). STABLE IN REAR/SIDE SETBACK.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: AUGUST 11, 2008.  COMPLIED
2.6	<b>CASE 2008-230</b>	OWNER(S): GOODMAN, MAURICE D ADDRESS: 6410 SW 185 WAY FOLIO: 5139 01 01 0086 VIOLATION(S):  1). PROPERTY HAS JUNK VEHICLES.	<b>STATUS:</b> GIVEN UNTIL OCTOBER 9, 2008 TO COMPLY OF \$100.00 PER DAY.  IMPOSE PENALTY/LIEN.
2.7	<b>CASE 2008-231</b>	OWNER(S): DAVIS, LESTER A EST ADDRESS: 5640 SW 188 AVENUE FOLIO: 5039 36 05 0240 VIOLATION(S):  1). CERTIFICATE OF USE REQUIRED. (COMPLIED) 2). PROPERTY HAS JUNK VEHICLES. 3). PROPERTY HAS COMMERCIAL VEHICLES AND ITEMS.	<b>STATUS:</b> GIVEN UNTIL OCTOBER 9, 2008 TO COMPLY OF \$100.00 PER DAY.  IMPOSE PENALTY/LIEN.
2.8	<b>CASE 2008-234</b>	OWNER(S): BROADWING COMMUNICATIONS % DELOITTE TAX LLP ADDRESS: VL NW SIDE3 OF GRIFFIN RD/ SW 209 AVENUE FOLIO: 5039 27 02 0230 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN. 2). FAILURE TO COMPLY WITH LANDSCAPE REQUIREMENTS.	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 24, 2008 TO COMPLY OF \$100.00 PER DAY.  IMPOSE PENALTY/LIEN.
2.9	<b>CASE 2008-235</b>	OWNER(S): DISOTUAR, FRANCISCO & YANISEL ADDRESS: 4700 SW 196 LANE FOLIO: 5039 35 02 0440 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 19, 2008 TO COMPLY OF \$100.00 PER DAY.  IMPOSE PENALTY/LIEN.

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2.10	<b>CASE 2008-243</b>	OWNER(S): URDANETA, LUIS & ANA ADDRESS: 14201 STIRLING ROAD FOLIO: 5040 34 01 0490 VIOLATION(S): 1). PORTION OF HANCOCK ROAD PAVED WITHOUT APPROVAL AND PERMITS.	<b>STATUS:</b> CONTINUED UNTIL OCTOBER 14, 2008 MEETING.  CONTINUE CASE TO DECEMBER 9, 2008 MEETING.
2.11	<b>CASE 2008-255</b>	OWNER(S): AMEZQUITA, EDGAR ADDRESS: VL S OF 20950 SW 54 PLACE FOLIO: 5039 34 01 0572 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN AND HAS JUNK, TRASH DEBRIS. 2). FILLING, CLEARING, GRADING DONE WITHOUT APPROVAL AND PERMIT. 3). USING PROPERTY WITHOUT A CERTIFICATE OF USE.	<b>STATUS:</b> GIVEN UNTIL OCTOBER 9, 2008 TO COMPLY OR \$100.00 PER DAY.  IMPOSE PENALTY/LIEN.

**3. NEW CASES**

3.0	<b>CASE 2008-174</b>	OWNER(S): MACFARLANE, ROBERT J & ROSA ADDRESS: 16611 SW 49 STREET FOLIO: 5040 29 01 0407 VIOLATION(S):  1). PROPERTY HAS COMMERCIAL VEHICLES.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: MAY 15, 2008.  GIVEN UNTIL NOVEMBER 13, 2008 TO COMPLY OR \$100.00 PER DAY FINE. ASSESSED \$150.00 IN ADM COSTS. RETURN TO DECEMBER 9, 2008 HEARING FOR UPDATE.
3.1	<b>CASE 2008-225</b>	OWNER(S): HAYDON, DUFFY ADDRESS: VL S OF 4901 SW 160 AVENUE FOLIO: 5040 32 01 0093 VIOLATION(S):  1). NURSERY REQUIRES DUMPSTER AND DUMPSTER SERVICE.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: SEPTEMBER 02, 2008.  COMPLIED

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3.2	<b>CASE 2008-227</b>	OWNER(S): MONTGOMERY, LORIN S REV TR ADDRESS: VL SW CRNR 178 AVE/65 CT FOLIO: 5140 06 01 0200 VIOLATION(S):  1). PROPERTY IS OVERGROWN.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: AUGUST 25, 2008.  COMPLIED
3.3	<b>CASE 2008-233</b>	OWNER(S): HUSSAIN, AKHTAR & SHAHIN ADDRESS: 5533 SW 136 AVENUE FOLIO: 5040 34 05 0010 VIOLATION(S):  1). FAILURE TO MAINTAIN FENCE AND HEDGES.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: SEPTEMBER 08, 2008.  COMPLIED
3.4	<b>CASE 2008-236</b>	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.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: AUGUST 26, 2008.  GIVEN UNTIL OCTOBER 29, 2008 TO COMPLY OR \$100.00 PER DAY FINE. ASSESSED \$150.00 IN ADM COSTS. RETURN TO NOVEMBER 4, 2008 HEARING FOR UPDATE.
3.5	<b>CASE 2008-247</b>	OWNER(S): HIDDEN OAK EQUESTRIAN CENTER INC ADDRESS: 5353 HANCOCK ROAD FOLIO: 5040 34 01 0391 VIOLATION(S):  1). NON-RESIDENTIAL USE REQUIRES DUMPSTER SERVICE.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: SEPTEMBER 02, 2008.  COMPLIED
3.6	<b>CASE 2008-250</b>	OWNER(S): SANCHEZ FAMILY INVEST LTD ADDRESS: 12711 SW 72 STREET FOLIO: 5140 02 08 0015 VIOLATION(S):  1). NON-RESIDENTIAL USE REQUIRES DUMPSTER SERVICE. 2). CERTIFICATE OF USE REQUIRED.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: SEPTEMBER 05, 2008.  COMPLIED

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3.7	<b>CASE 2008-251</b>	OWNER(S): VIDAL, RUEN & BERTHA RENOVA ADDRESS: VACANT LOT NE CORNER OF 178 AVE/61 CT FOLIO: 5140 06 09 0010 VIOLATION(S):  1). NON-RESIDENTIAL USE REQUIRES DUMPSTER SERVICE. 2). CERTIFICATE OF USE REQUIRED. (COMPLIED)	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: SEPTEMBER 02, 2008.  GIVEN UNTIL NOVEMBER 3, 2008 TO COMPLY OR \$100.00 PER DAY FINE. ASSESSED \$150.00 IN ADM COSTS. RETURN TO NOVEMBER 4, 2008 HEARING FOR UPDATE.
3.8	<b>CASE 2008-254</b>	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.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: SEPTEMBER 10, 2008.  GIVEN UNTIL NOVEMBER 3, 2008 TO COMPLY OR \$100.00 PER DAY FINE. ASSESSED \$150.00 IN ADM COSTS. RETURN TO NOVEMBER 4, 2008 HEARING FOR UPDATE.
3.9	<b>CASE 2008-259</b>	OWNER(S): SALCEDO, JOSE ADDRESS: 5500 SW 136 AVENUE FOLIO: 5040 35 01 0043 VIOLATION(S):  1). OUTDOOR EVENTS WITHOUT APPROVAL AND PERMITS.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: AUGUST 26, 2008.  FIND VIOLATION DID EXIST, GIVEN 10 DAYS TO COMPLY. FUTURE VIOLATIONS TO BE ASSESSED \$1,000.00 FINE EACH OCCURRENCE. NO ADM COSTS ASSESSED.
3.10	<b>CASE 2008-264</b>	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.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: SEPTEMBER 15, 2008.  GIVEN UNTIL NOVEMBER 3, 2008 TO COMPLY OR \$100.00 PER DAY FINE FOR VIOLATION #1 AND \$250.00 PER DAY FOR VIOLATION #2. ASSESSED \$150.00 IN ADM COSTS. RETURN TO NOVEMBER 4, 2008 HEARING FOR UPDATE.

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3.11	<b>CASE 2008-267</b>	OWNER(S): SAADA, REGINA ADDRESS: VL N OF 6551 SW 185 WAY FOLIO: 5139 01 01 0311 VIOLATION(S):  1). PROPERTY & SWALE OVERGROWN.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: SEPTEMBER 17, 2008.  GIVEN UNTIL NOVEMBER 3, 2008 TO COMPLY OR \$100.00 PER DAY FINE. ASSESSED \$150.00 IN ADM COSTS. RETURN TO NOVEMBER 4, 2008 HEARING FOR UPDATE.
3.12	<b>CASE 2008-275  PRIOR CODE CASE 2008-147</b>	OWNER(S): WILLIAMS, ROBERT D ADDRESS: 17330 SW 66 STREET FOLIO: 5140 06 06 0010 VIOLATION(S):  1). OUTDOOR EVENT WITHOUT APPROVAL AND PERMITS.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: SEPTEMBER 10, 2008.  ASSESSED FINE OF \$5,000.00. NO ADM COSTS ASSESSED.
3.13	<b>CASE 2008-281</b>	OWNER(S): CHINESE AMERICAN BENEVOLENT ASSN ADDRESS: 14195 OLD SHERIDAN STREET FOLIO: 5140 03 05 0010 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN. 2). PERMIT FOR BUILDING HAS EXPIRED.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: SEPTEMBER 15, 2008.  GIVEN UNTIL OCTOBER 29, 2008 TO COMPLY FOR VIOLATION #1 AND UNTIL JANUARY 12, <u>2009</u> TO COMPLY FOR VIOLATION #2. RETURN TO JANUARY 13, <u>2009</u> HEARING FOR UPDATE.
3.14	<b>CASE 2008-282</b>	OWNER(S): BARRY, JAMES ADDRESS: 17600 SW 70 PLACE FOLIO: 5140 06 04 0230 VIOLATION(S):  1). FILL WITHOUT APPROVAL AND PERMITS	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: SEPTEMBER 17, 2008.  GIVEN UNTIL NOVEMBER 13, 2008 OR \$100.00 PER DAY. ASSESSED \$150.00 IN ADM COSTS. RETURN TO DECEMBER 9, 2008 FOR UPDATE.

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**4. CITATIONS**

<p><b>4.0</b></p>	<p><b>CASE 2008C-260</b></p> <p><b>CITATION SRC-1060</b></p>	<p>OWNER(S): PARETS, OMAR &amp; JANICE  ADDRESS: 5211 SW 198 TERRACE  FOLIO: 5039 35 08 0170  VIOLATION(S):</p> <p>1). BULK TRASH</p>	<p><b>STATUS:</b>  CITATION ISSUED:  AUGUST 27, 2008  \$500.00</p> <p><i>HEARING REQUESTED.</i></p> <p>ASSESSED FINE OF \$500.00 PLUS  \$150.00 IN ADM COSTS. TOTAL  DUE \$650.00.</p>
<p><b>4.1</b></p>	<p><b>CASE 2008C-262</b></p> <p><b>CITATION SRC-1180</b></p>	<p>OWNER(S): LUPO, SEBASTIAN &amp; JUDITH  ADDRESS: 4701 LUPO LANE  FOLIO: 5040 26 04 0020  VIOLATION(S):</p> <p>1). OVERGROWTH</p>	<p><b>STATUS:</b>  CITATION ISSUED:  SEPTEMBER 16, 2008  \$500.00</p> <p>ASSESSED FINE OF \$500.00 PLUS  \$150.00 IN ADM COSTS. TOTAL  DUE \$650.00.</p>
<p><b>4.2</b></p>	<p><b>CASE 2008C-263</b></p> <p><b>CITATION SRC-1181</b></p>	<p>OWNER(S): LUPO, SEBASTIAN &amp; JUDITH  ADDRESS: 13500 GRIFFIN ROAD  FOLIO: 5040 26 04 0010  VIOLATION(S):</p> <p>1). OVERGROWTH</p>	<p><b>STATUS:</b>  CITATION ISSUED:  SEPTEMBER 16, 2008  \$500.00</p> <p>ASSESSED FINE OF \$500.00 PLUS  \$150.00 IN ADM COSTS. TOTAL  DUE \$650.00.</p>
<p><b>4.3</b></p>	<p><b>CASE 2008C-272</b></p> <p><b>CITATION SRC-1062</b></p>	<p>OWNER(S): MARROQUIN, JAIME  ADDRESS: 18121 SW 50 STREET  FOLIO: 5040 26 04 0010  VIOLATION(S):</p> <p>1). BULK TRASH</p>	<p><b>STATUS:</b>  CITATION ISSUED:  SEPTEMBER 10, 2008  \$500.00</p> <p>PAID</p>
<p><b>4.4</b></p>	<p><b>CASE 2008C-273</b></p> <p><b>CITATION SRC-1063</b></p>	<p>OWNER(S): GITTELMAN, MICHAEL &amp; MARISSA  ADDRESS: 6200 SW 136 AVENUE  FOLIO: 5140 02 06 0030  VIOLATION(S):</p> <p>1). BULK TRASH</p>	<p><b>STATUS:</b>  CITATION ISSUED:  SEPTEMBER 10, 2008  \$500.00</p> <p>PAID</p>

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<b>4.5</b>	<b>CASE 2008C-274  CITATION SRC-1064</b>	OWNER(S): MCGRATH, ZINORA AND JAMES ADDRESS: 6511 HOLATEE TRAIL FOLIO: 5140 03 01 0232 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED: SEPTEMBER 10, 2008 \$500.00  <i>HEARING REQUESTED.</i>  ASSESSSED FINE OF \$500.00 PLUS \$75.00 IN ADM COSTS. TOTAL DUE \$575.00.
<b>4.6</b>	<b>CASE 2008C-276  CITATION SRC-1179</b>	OWNER(S): MOLINA, JOSE ANTONIO ADDRESS: 16300 GRIFFIN ROAD FOLIO: 5040 29 01 0612 VIOLATION(S):  1). LANDSCAPE MATERIAL NOT SCREENED FROM VIEW.	<b>STATUS:</b> CITATION ISSUED: SEPTEMBER 10, 2008 \$500.00  PAID
<b>4.7</b>	<b>CASE 2008C-277  CITATION SRC-1065</b>	OWNER(S): COHEN, LORI ADDRESS: 5521 SW 185 WAY FOLIO: 5039 36 01 0065 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED: SEPTEMBER 12, 2008 \$500.00  ASSESSSED FINE OF \$500.00 PLUS \$150.00 IN ADM COSTS. TOTAL DUE \$650.00.
<b>4.8</b>	<b>CASE 2008C-261  CITATION SRC-1061</b>	OWNER(S): RAYA, JOSEPH & DIANE ADDRESS: 5051 SW 160 AVENUE FOLIO: 5040 32 01 0096 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED: AUGUST 27, 2008 \$500.00  AMENDED PRIOR FINAL ORDER, TOTAL COSTS DUE 250.00.

**5. LIEN MITIGATION**

<b>5.1</b>	<b>CASE 2008-163</b>	OWNER(S): SANTA FE AT SOUTHWEST RANCHES HOLDING LLC ADDRESS: VL S OF SAXON CIRCLE FOLIO: 5040 33 18 0060 VIOLATION(S): PROPERTY IS OVERGROWN AND HAS JUNK, TRASH, DEBRIS.	<b>STATUS:</b> TOTAL FINE DUE \$7,550.00  FINE MITIGATED TO \$3,750.00. MUST BE PAID BY NOVEMBER 13, 2008.
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<b>5.2</b>	<b>CASE</b> <b>2008-179</b>	OWNER(S): SEVIGNY, PATRICK ADDRESS: VL NORTH OF 6990 SW 173 AVENUE FOLIO: 5140 06 18 0010 VIOLATION(S):  1). PROPERTY IS OVERGROWN AND HAS JUNK, TRASH, DEBRIS.	<b>STATUS:</b>  TOTAL FINE DUE \$3,100.00  FINE      MITIGATION      REQUEST DENIED.
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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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**7. BSO COMMERCIAL MOTOR VEHICLE CITATIONS**

<b>7.1</b>	<b>CASE</b> <b>2008-305</b>  <b>BSO</b> <b>SW</b> <b>08-09-375</b>	OWNER(S): CACCAVALE, ANTONIO ADDRESS: 16700 SW 51 COURT FOLIO: 5040 32 02 0022 VIOLATION(S): <b>COMMERCIAL MOTOR VEHICLE</b> <b>CITATION</b>	<b>STATUS:</b>  <i>HEARING REQUESTED.</i>  REQUEST FOR RELIEF DENIED.
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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).