

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 5, 2010  
9:00 A.M.**

**MINUTES**

**1. CALL SESSION TO ORDER**

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

<b>2.1</b>	<b>CASE 2010-073</b>	OWNER(S): GARCIA, CARLOS E ADDRESS: VL NW CRNR 54 ST & SW 178 AVENUE FOLIO: 5040 31 01 0231 VIOLATION(S):  1). SWALE TREE DAMAGE	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 7, 2010 TO COMPLY OR FINE OF \$100.00 PER DAY.  CONTINUED FROM SEPTEMBER 7, 2010 HEARING.  AMENDED ORDER TO GIVE UNTIL OCTOBER 8, 2010 TO COMPLY. RETURN TO NOVEMBER 2, 1020 HEARING.
<b>2.2</b>	<b>CASE 2010-405</b>	OWNER(S): ZORMA BROWARD PF 23 ADDRESS: 5775 SW 130 AVENUE FOLIO: 5040 35 09 0010 VIOLATION(S):  1). ANIMALS EXCEED ALLOWABLE AMOUNT. 2). FAILURE TO MAINTAIN ROOF. 3). STORAGE OF MANURE. 4). LIGHTING CREATING A NUISANCE.	<b>STATUS:</b>  1). GIVEN UNTIL SEPT. 2, 2010 OR \$150.00 PER DAY. 2). GIVEN UNTIL SEPT. 2, 2010 OR \$100.00 PER DAY. 3). GIVEN UNTIL AUGUST 10, 2010 OR \$250.00 PER DAY. 4). DISMISSED  CONTINUED FROM SEPTEMBER 7, 2010 HEARING.  IMPOSE PENALTY FOR ITEMS #1 AND #2.
<b>2.3</b>	<b>CASE 2010-411</b>	OWNER(S): DEUTSCHE BANK NATL TR CO TRSTEE ADDRESS: 4921 SW 186 AVENUE FOLIO: 5039 25 02 0100 VIOLATION(S):  1). LOT IS OVERGROWN.	<b>STATUS:</b>  GIVEN UNTIL SEPTEMBER 17, 2010 TO COMPLY OR FINE OF \$150.00 PER DAY.  IMPOSE PENALTY AND LIEN.

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2.4	<b>CASE 2010-432</b>	OWNER(S): BANK OF NEW YORK C/O GREENSPOON MARDER PA ADDRESS: 5500 SW 195 TERRACE FOLIO: 5039 36 07 0720 VIOLATION(S):  1). DUTY TO MAINTAIN PROPERTY. ROOF COLLAPSED FROM HOUSE FIRE.	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 22, 2010 TO COMPLY OR FINE OF \$150.00 PER DAY.  IMPOSE PENALTY AND LIEN.
2.5	<b>CASE 2010-433</b>	OWNER(S): EUGENE, JEAN GINST EST ADDRESS: 5921 SW 196 LANE FOLIO: 5039 36 07 0010 VIOLATION(S):  1). LOT IS OVERGROWN.	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 17, 2010 TO COMPLY OR FINE OF \$100.00 PER DAY.  COMPLIED.
2.6	<b>CASE 2010-438</b>	OWNER(S): R & R DEVELOPER CORP ADDRESS: 5150 SW 124 AVENUE FOLIO: 5040 35 01 0015 VIOLATION(S):  1). LOT IS OVERGROWN.	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 17, 2010 TO COMPLY OR FINE OF \$150.00 PER DAY.  COMPLIED SEPTEMBER 29, 2010. FINE DUE OF \$1,800.00.  IMPOSE PENALTY AND LIEN FOR \$1,800.00.
2.7	<b>CASE 2010-439</b>	OWNER(S): POWELL, RICHARD ADDRESS: VL S OF 6001 SW 178 AVENUE FOLIO: 5140 06 13 0110 VIOLATION(S):  1). LOT IS OVERGROWN.	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 17, 2010 TO COMPLY OR FINE OF \$150.00 PER DAY.  IMPOSE PENALTY AND LIEN.
2.8	<b>CASE 2010-452</b>	OWNER(S): ZORMA BROWARD PF 23 ADDRESS: 5775 SW 130 AVENUE FOLIO: 5040 35 09 0010 VIOLATION(S):  1). WORK BEING DONE WITHOUT PERMIT. 2). STRUCTURE IN SETBACK. 3). RV MUST BE LICENSED TO OWNER OR LESSEE.	<b>STATUS:</b> 1). GIVEN UNTIL SEPT. 2, 2010 OR \$100.00 PER DAY. 2). GIVEN UNTIL AUGUST 13, 2010 OR \$50.00 PER DAY. 3). GIVEN UNTIL AUGUST 13, 2010 OR \$75.00 PER DAY.  CONTINUED FROM SEPTEMBER 7, 2010 HEARING.  IMPOSE PENALTY AND LIEN FOR ITEM #1.

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<b>2.9</b>	<b>CASE 2010-479</b>	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). PROPERTY HAS COMMERCIAL VEHICLES.	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 17, 2010 TO COMPLY OR FINE OF \$150.00 PER DAY.  CONTINUED TO NOVEMBER 2, 2010 HEARING.
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**3. NEW CASES**

<b>3.1</b>	<b>CASE 2010-285</b>	OWNER(S): CABALLERO, ANA C ADDRESS: 17250 SW 52 COURT FOLIO: 5040 31 01 0024 VIOLATION(S):  1). WORK WITHOUT PERMIT - CLEARING/FILLING/GRADING	<b>STATUS:</b> NOTICE OF HEARING ISSUED AUGUST 23, 2010.  GIVEN UNTIL JANUARY 3, 2011 TO COMPLY OR FINE OF \$100.00 PER DAY PLUS \$150.00 IN ADM. FEE. RETURN TO JANUARY 4, 2011 HEARING.
<b>3.2</b>	<b>CASE 2010-372</b>	OWNER(S): FUSTOK, KAMAL & AMANDA ADDRESS: 6801 HOLATEE TRAIL FOLIO: 5140 03 01 0371 VIOLATION(S):  1). WORK WITHOUT PERMIT - FENCE	<b>STATUS:</b> NOTICE OF HEARING ISSUED AUGUST 5, 2010.  CONTINUED TO NOVEMBER 2, 2010 HEARING.
<b>3.3</b>	<b>CASE 2010-389</b>	OWNER(S): MORGAN, JUSTIN & LINDA LEE ADDRESS: 4840 SW 188 AVENUE FOLIO: 5039 25 03 0230 VIOLATION(S):  1). ANIMALS BECOMING A NUISANCE 2). STRUCTURE IN SETBACK.	<b>STATUS:</b> NOTICE OF HEARING ISSUED SEPTEMBER 10, 2010.  GIVEN UNTIL DECEMBER 4, 2010 TO COMPLY OR \$100.00 PER DAY PLUS \$150.00 ADM. FEE. RETURN TO JANUARY 4, 2011 HEARING.

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3.4	<b>CASE 2010-441</b>	OWNER(S): CARRILLO, GERMAN ANDRES ADDRESS: VL E OF 5209 SW 136 AVENUE FOLIO: 5040 34 01 0042 VIOLATION(S):  1). WORK WITHOUT PERMIT – BARN.	<b>STATUS:</b> NOTICE OF HEARING ISSUED JULY 8, 2010.  GIVEN UNTIL NOVEMBER 4, 2010 TO COMPLY OR \$100.00 PER DAY FINE PLUS \$150.00 ADM. FEE. RETURN TO DECEMBER 7, 2010 HEARING.
3.5	<b>CASE 2010-453</b>	OWNER(S): GELLER, LARA ADDRESS: 12990 SW 52 STREET FOLIO: 5040 26 00 0290 VIOLATION(S):  1). PROPERTY IS OVERGROWN. 2). POOL NOT MAINTAINED. 3). POOL OPEN AND UNGUARDED.	<b>STATUS:</b> NOTICE OF HEARING ISSUED AUGUST 31, 2010.  GIVEN UNTIL OCTOBER 19, 2010 TO COMPLY OR \$100.00 PER DAY PER VIOLATION PLUS \$150.00 ADM. FEE. GIVEN AUTHORITY TO ABATE VIOLATIONS. RETURN TO NOVEMBER 2, 2010 HEARING.
3.6	<b>CASE 2010-455</b>	OWNER(S): LA COQUETA LLC ADDRESS: 18330 SW 66 STREET FOLIO: 5140 06 03 0016 VIOLATION(S):  1). PROPERTY IS OVERGROWN.	<b>STATUS:</b> NOTICE OF HEARING ISSUED AUGUST 13, 2010.  GIVEN UNTIL OCTOBER 15, 2010 TO COMPLY OR \$100.00 PER DAY PER VIOLATION PLUS \$150.00 ADM. FEE. RETURN TO NOVEMBER 2, 2010 HEARING.
3.7	<b>CASE 2010-462</b>	OWNER(S): VIRATA, HAYDEE, BLANCO WILFREDO ADDRESS: 5030 SW 170 AVENUE FOLIO: 5040 32 02 0178 VIOLATION(S):  1). POOL MUST HAVE 4' HIGH FENCE WITH SELF CLOSING, SELF LATCHING GATES.	<b>STATUS:</b> NOTICE OF HEARING ISSUED AUGUST 12, 2010.  COMPLIED.

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3.8	<b>CASE 2010-473</b>	OWNER(S): CITIMORTGAGE INC ADDRESS: 5016 SW 195 TERRACE FOLIO: 5039 36 01 0114 VIOLATION(S):  1). PROPERTY IS OVERGROWN.	<b>STATUS:</b> NOTICE OF HEARING ISSUED AUGUST 16, 2010.  GIVEN UNTIL OCTOBER 15, 2010 TO COMPLY OR \$150.00 PER DAY PER VIOLATION PLUS \$150.00 ADM. FEE. GIVEN AUTHORITY TO ABATE VIOLATIONS. RETURN TO NOVEMBER 2, 2010 HEARING.
3.9	<b>CASE 2010-481</b>	OWNER(S): OAKBROOK RANCHES LLC ADDRESS: VL CRNR OF SW 166 AVE & SW 60 ST FOLIO: 5140 05 01 0026 VIOLATION(S):  1). PROPERTY IS OVERGROWN.	<b>STATUS:</b> NOTICE OF HEARING ISSUED SEPTEMBER 2, 2010.  GIVEN UNTIL OCTOBER 15, 2010 TO COMPLY OR \$150.00 PER DAY PER VIOLATION PLUS \$150.00 ADM. FEE. RETURN TO NOVEMBER 2, 2010 HEARING
3.10	<b>CASE 2010-493</b>	OWNER(S): CARRILLO, GERMAN ANDRES ADDRESS: 13811 SW 52 PLACE FOLIO: 5040 34 01 0053 VIOLATION(S):  1). WORK WITHOUT PERMIT – BARN.	<b>STATUS:</b> NOTICE OF HEARING ISSUED AUGUST 31, 2010.  DISMISSED.
3.11	<b>CASE 2010-494</b>	OWNER(S): CABALLERO, ANA C ADDRESS: 17250 SW 52 COURT FOLIO: 5040 31 01 0024 VIOLATION(S):  1). ALLOWING ANIMALS TO BECOME A NUISANCE. 2). MANURE STORAGE BIN IN SETBACK.	<b>STATUS:</b> NOTICE OF HEARING ISSUED AUGUST 23, 2010.  1). DISMISSED. 2). GIVEN UNTIL NOVEMBER 4, 2010 OR FINE OF \$100.00 PER DAY PLUS \$150.00 IN ADM. FEE. RETURN TO DECEMBER 7, 2010 HEARING.

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<b>3.12</b>	<b>CASE 2010-543</b>	OWNER(S): LAING, RONALD & CAROLYN, R LAING & LAING REV FAM TR ADDRESS: 17210 SW 58 STREET FOLIO: 5040 31 01 0541 VIOLATION(S):  1). PROPANE TANK IN SETBACK.	<b>STATUS:</b> NOTICE OF HEARING ISSUED SEPTEMBER 20, 2010. GIVEN UNTIL JANUARY 3, 2011 TO COMPLY OR FINE OF \$50.00 PER DAY WAIVED \$150.00 IN ADM. FEE. RETURN TO JANUARY 4, 2011 HEARING.
<b>3.13</b>	<b>CASE 2010-575</b>	OWNER(S): EVANS FINANCIAL SERVICES LTD % FRANK, WEINBERG & BLACK, PL ADDRESS: 5591 SW 130 AVENUE FOLIO: 5040 35 01 0030 VIOLATION(S):  1). OVERGROWN PROPERTY.	<b>STATUS:</b> NOTICE OF HEARING ISSUED SEPTEMBER 27, 2010.  GIVEN UNTIL OCTOBER 15, 2010 TO COMPLY OR \$200.00 PER DAY PER VIOLATION PLUS \$150.00 ADM. FEE. RETURN TO NOVEMBER 2, 2010 HEARING

**4. CITATIONS**

<b>4.1</b>	<b>CASE 2009C- 513</b>	OWNER(S): GOETZ, CHRIS & VICKIE ADDRESS: 13201 MUSTANG TRAIL FOLIO: 5140 02 01 0326 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED SEPTEMBER 1, 2010.  \$150.00 FINE DUE.
<b>4.2</b>	<b>CASE 2010C- 020</b>	OWNER(S): AGUILERA, ALBERTO ADDRESS: 13920 STIRLING ROAD FOLIO: 5140 03 01 0180 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED SEPTEMBER 1, 2010.  \$500 FINE PLUS \$150.00 ADM. FEE.  TOTAL DUE = \$650.00

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4.3	<b>CASE 2010C- 046</b>	OWNER(S): MORRIS, GEORGE & DEBORAH ADDRESS: 5155 SW 192 TERRACE FOLIO: 5039 36 11 0090 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED SEPTEMBER 1, 2010.  \$500 FINE PLUS \$150.00 ADM. FEE.  TOTAL DUE = \$650.00
4.4	<b>CASE 2010C- 104</b>	OWNER(S): HOWELL, JOHNNY & CARMEN ADDRESS: 4921 SW 164 TERRACE FOLIO: 5040 32 05 0910 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED SEPTEMBER 1, 2010.  \$500 FINE PLUS \$150.00 ADM. FEE.  TOTAL DUE = \$650.00
4.5	<b>CASE 2010C- 207</b>	OWNER(S): ELDEMIRE, EDELWEISS ADDRESS: 6120 SW 185 WAY FOLIO: 5139 01 01 0094 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED SEPTEMBER 1, 2010.  \$500 FINE PLUS \$150.00 ADM. FEE.  TOTAL DUE = \$650.00
4.6	<b>CASE 2010C- 209</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 SEPTEMBER 1, 2010.  \$500 FINE PLUS \$150.00 ADM. FEE.  TOTAL DUE = \$650.00

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4.7	<b>CASE 2010C- 225</b>	OWNER(S): VASALLO, ALBERTO ADDRESS: 7010 SW 173 WAY FOLIO: 5140 06 04 0061 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED SEPTEMBER 1, 2010.  \$500 FINE PLUS \$150.00 ADM. FEE.  TOTAL DUE = \$650.00
4.8	<b>CASE 2010C- 231</b>	OWNER(S): ESCAR, CARLOS & MARIELENA ADDRESS: 17611 SW 68 COURT FOLIO: 5140 06 04 0121 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED SEPTEMBER 1, 2010.  <i>HEARING REQUESTED.</i>  \$350.00 FINE DUE.
4.9	<b>CASE 2010C- 232</b>	OWNER(S): BISOGNO, GARRETT & KIMBERLY ADDRESS: 18299 SW 68 COURT FOLIO: 5140 06 03 0033 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED SEPTEMBER 1, 2010.  \$500 FINE PLUS \$150.00 ADM. FEE.  TOTAL DUE = \$650.00
4.10	<b>CASE 2010C- 312</b>	OWNER(S): HOYLE, PILAR ADDRESS: 5281 THOROUGHbred LANE FOLIO: 5040 34 01 0601 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED SEPTEMBER 1, 2010.  PAID.
4.11	<b>CASE 2010C- 313</b>	OWNER(S): GOLDSTEIN, MITCHELL & JACQUILINE ADDRESS: 5052 SW 160 AVENUE FOLIO: 5040 33 12 0040 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED SEPTEMBER 1, 2010.  \$500 FINE PLUS \$150.00 ADM. FEE.  TOTAL DUE = \$650.00



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**5. FORECLOSURE AUTHORIZATION**

<b>5.1</b>	<b>CASE</b>	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):  1).	<b>STATUS:</b>
<b>5.2</b>	<b>CASE</b>	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):  1).	<b>STATUS:</b>

**6. BSO COMMERCIAL MOTOR VEHICLE CITATIONS**

<b>6.1</b>	<b>CASE</b>	OWNER(S): ADDRESS: FOLIO: VIOLATION(S): <b>COMMERCIAL MOTOR VEHICLE CITATION</b>	<b>STATUS:</b>
	<b>BSO SW</b>		

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).