

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 (MINUTES)**  
**SEPTEMBER 09, 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 2008-65</b>	OWNER(S): PERRY, ROSS D & TANA D ADDRESS: VL E OF 16460 SW 61 ST FOLIO: 5140 05 25 0080 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 8, 2008 TO COMPLY OR \$100.00 PER DAY.  COMPLIED
<b>2.2</b>	<b>CASE 2008-157</b>	OWNER(S): MORALES, PAUL ADDRESS: 6500 SW 188 AVENUE FOLIO: 5139 01 01 0137 VIOLATION(S):  1). RECREATIONAL VEHICLES BEING USED FOR LIVING PURPOSES.	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 8, 2008 TO COMPLY OR \$100.00 PER DAY.  COMPLIED
<b>2.3</b>	<b>CASE 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> GIVEN UNTIL AUGUST 22, 2008 TO COMPLY OR \$100.00 PER DAY.  IMPOSE PENALTY/LIEN.
<b>2.4</b>	<b>CASE 2008-185</b>	OWNER(S): YALUZ, 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 8, 2008 TO COMPLY OR \$100.00 PER DAY.  REVISE COMPLIANCE DATE TO SEPTEMBER 18, 2008 OR \$100.00 PER DAY FINE.

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2.5	<b>CASE 2008-189</b>	OWNER(S): MONNOT, FREDERIC ADDRESS: 6451 SW 136 LANE FOLIO: 5140 03 02 0020 VIOLATION(S):  1). BULK WASTE OUT MORE THAN 48 HOURS TO PICK UP. 2). BULK WASTE BEING USED BY LANDSCAPERS.	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 8, 2008 TO COMPLY OR \$250.00 PER DAY.  IMPOSE PENALTY/LIEN.
2.6	<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.  ASSESSED \$150.00 IN ADM COSTS. ORDERED TO COMPLY BY SEPTEMBER 19, 2008 OR \$100.00 FOR VIOLATION #1 AND \$250.00 FOR VIOLATION #2 PER DAY. BACK TO OCTOBER 14, 2008 HRG.
2.7	<b>CASE 2008-219</b>	OWNER(S): REYES, MARCOS ADDRESS: 4750 SW 128 AVENUE FOLIO: 5040 26 02 0020 VIOLATION(S): 1). PROPERTY AND SWALE ARE OVERGROWN. 2). FAILURE TO POST ADDRESS NUMBERS.	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 8, 2008 TO COMPLY OR \$250.00 PER DAY FOR VIOLATION #1 AND \$100.00 FOR VIOLATION #2.  IMPOSE PENALTY/LIEN.
2.8	<b>CASE 2008-222</b>	OWNER(S): MEIKLE, MAXIEN POWELL & RODERICK S ADDRESS: 14430 LAKE LANE FOLIO: 5040 27 01 0219 VIOLATION(S): 1). POOL WITHOUT PROPER ENCLOSURE. 2). FAILURE TO MAINTAIN POOL.	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 8, 2008 TO COMPLY OR \$250.00 PER DAY PER VIOLATION.  COMPLIED

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**3. NEW CASES**

<p><b>3.0</b></p>	<p><b>CASE 2008-229</b></p>	<p>OWNER(S): LARA, EDGARDO &amp; MARIA  ADDRESS: 6490 SW 185 WAY  FOLIO: 5139 01 01 0090  VIOLATION(S):</p> <p>1). STABLE IN REAR/SIDE SETBACK.</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION AND HEARING ISSUED: AUGUST 11, 2008.</p> <p>CONTINUED TO OCTOBER 14, 2008 HEARING.</p>
<p><b>3.1</b></p>	<p><b>CASE 2008-230</b></p>	<p>OWNER(S): GOODMAN, MAURICE D  ADDRESS: 6410 SW 185 WAY  FOLIO: 5139 01 01 0086  VIOLATION(S):</p> <p>1). PROPERTY HAS JUNK VEHICLES.</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION AND HEARING ISSUED: AUGUST 11, 2008.</p> <p>ASSESSED \$150.00 IN ADM COSTS. ORDERED TO COMPLY BY OCTOBER 09, 2008, OR \$100.00 PER DAY. BACK TO OCTOBER 14, 2008 HRG.</p>
<p><b>3.2</b></p>	<p><b>CASE 2008-231</b></p>	<p>OWNER(S): DAVIS, LESTER A EST  ADDRESS: 5640 SW 188 AVENUE  FOLIO: 5039 36 05 0240  VIOLATION(S):</p> <p>1). CERTIFICATE OF USE REQUIRED.  2). PROPERTY HAS JUNK VEHICLES.  3). PROPERTY HAS COMMERCIAL VEHICLES AND ITEMS.</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION AND HEARING ISSUED: AUGUST 13, 2008.</p> <p>NO ADM COSTS ASSESSED. ORDERED TO COMPLY BY OCTOBER 09, 2008, OR \$100.00 PER VIOLATION PER DAY. BACK TO OCTOBER 14, 2008 HRG.</p>

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3.3	<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> NOTICE OF VIOLATION AND HEARING ISSUED: AUGUST 12, 2008.  ASSESSED \$150.00 IN ADM COSTS. ORDERED TO COMPLY BY SEPTEMBER 24, 2008, OR \$100.00 PER DAY PER VIOLATION. BACK TO OCTOBER 14, 2008 HRG.
3.4	<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> NOTICE OF VIOLATION AND HEARING ISSUED: AUGUST 11, 2008.  ASSESSED \$150.00 IN ADM COSTS. ORDERED TO COMPLY BY SEPTEMBER 19, 2008, OR \$100.00 PER DAY. BACK TO OCTOBER 14, 2008 HRG.
3.5	<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> NOTICE OF VIOLATION AND HEARING ISSUED: AUGUST 12, 2008.  ASSESSED \$150.00 IN ADM COSTS. ORDERED TO COMPLY BY OCTOBER 09, 2008, OR \$100.00 PER VIOLATION PER DAY. BACK TO OCTOBER 14, 2008 HRG.

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<b>3.6</b>	<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.  CONTINUED TO OCTOBER 14, 2008 HEARING.
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**4. CITATIONS**

<b>4.0</b>	<b>CASE 2008C-261</b>  <b>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  ORDERED TO PAY \$500.00 FINE PLUS \$150.00 IN ADM COSTS. TOTAL DUE \$650.00.
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**5. LIEN MITIGATION**

<b>5.1</b>	<b>CASE 06-1138</b>	OWNER(S): RIVERA, ABEL DE JESUS & RIVERA, ROSA EMILIA ADDRESS: VL W OF 17611 SW 48 STREET FOLIO: 5040 30 09 0020 VIOLATION(S): FILL WITHOUT APPROVAL PERMITS.	<b>STATUS:</b>  TOTAL FINE DUE \$27,300.00  DUE TO EXTENUATING CIRCUMSTANCES, FINE MITIGATED TO \$1,500.00. MUST BE PAID BY OCTOBER 09, 2008 OR FINE REVERTS TO FULL AMOUNT.
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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).