

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  
SEPTEMBER 7, 2010  
9:00 A.M.**

**MINUTES**

**1. CALL SESSION TO ORDER**

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

2.1	<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 TO OCTOBER 5, 2010 HEARING.
2.2	<b>CASE 2010-263</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). WORK WITHOUT PERMIT (BARN)	<b>STATUS:</b> NOTICE OF HEARING ISSUED MAY 24, 2010.  COMPLIED.
2.3	<b>CASE 2010-387</b>	OWNER(S): SUTTON RANCHES LLC ADDRESS: VL W IF SW 160 AVENUE FOLIO: 5140 05 30 0080 VIOLATION(S):  1). PROPERTY IS OVERGROWN AND HAS JUNK, TRASH, DEBRIS.	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 2, 2010 OR \$150.00 PER DAY FINE.  COMPLIED.
2.4	<b>CASE 2010-388</b>	OWNER(S): SUTTON RANCHES LLC ADDRESS: VL W IF SW 160 AVENUE FOLIO: 5140 05 30 0090 VIOLATION(S):  1). PROPERTY IS OVERGROWN AND HAS JUNK, TRASH, DEBRIS.	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 2, 2010 OR \$150.00 PER DAY FINE.  COMPLIED.

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<b>2.5</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 TO OCTOBER 5, 2010 HEARING.
<b>2.6</b>	<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 TO OCTOBER 5, 2010 HEARING.

**3. NEW CASES**

<b>3.1</b>	<b>CASE 2010-132</b>	OWNER(S): WESTON SPANISH CONGREGATION OF JEHOVAH'S WITNESSES ADDRESS: 4601 SW 164 TERRACE FOLIO: 5040 32 05 1120 VIOLATION(S):  1). MISSING PLANT MATERIAL, FAILURE TO MAINTAIN.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: MARCH 10, 2010.  CONTINUED TO SEPTEMBER 7, 2010 HEARING.  CONTINUED TO OCTOBER 5, 2010 HEARING.
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3.2	<b>CASE 2010-290</b>	OWNER(S): LAING, RONALD & CAROLYN ADDRESS: 17210 SW 58 STREET FOLIO: 5040 31 01 0541 VIOLATION(S):  1). WORK WITHOUT PERMIT – ZONING PERMIT REQUIRED.	<b>STATUS:</b> NOTICE OF HEARING ISSUED JULY 27, 2010.  WITHDRAWN.
3.3	<b>CASE 2010-305</b>	OWNER(S): RADIGAN, JOSEPH & LINDA ADDRESS: 5731 SW 130 AVENUE FOLIO: 5040 35 01 0050 VIOLATION(S):  1). DUST FROM HORSE RINK CAUSING NUISANCE.	<b>STATUS:</b> NOTICE OF HEARING ISSUED JULY 6, 2010.  CONTINUED FROM AUGUST 3, 2010 HEARING.  COMPLIED.
3.4	<b>CASE 2010-340</b>	OWNER(S): ROSSANO, MICHAEL & CARLA ADDRESS: 5890 SW 188 AVENUE FOLIO: 5139 01 03 0040 VIOLATION(S):  1). FILL W/O APPROVAL AND PERMIT.	<b>STATUS:</b> NOTICE OF HEARING ISSUED JULY 8, 2010.  COMPLIED.
3.5	<b>CASE 2010-407</b>	OWNER(S): FLORES, DOMINICK ADDRESS: VL NE CRNR 48 ST/178 AVE FOLIO: 5040 30 00 0420 VIOLATION(S):  1). LOT IS OVERGROWN.	<b>STATUS:</b> NOTICE OF HEARING ISSUED JULY 28, 2010.  COMPLIED.
3.6	<b>CASE 2010-408</b>	OWNER(S): FLORES, DOMINICK ADDRESS: VL N OF 4900 SW 178 AVENUE FOLIO: 5040 30 00 0050 VIOLATION(S):  1). LOT IS OVERGROWN.	<b>STATUS:</b> NOTICE OF HEARING ISSUED JULY 28, 2010.  COMPLIED.

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<b>3.7</b>	<b>CASE 2010-409</b>	OWNER(S): SOWMA, ORLANDO ADDRESS: VL W OF 18070 SW 70 PLACE FOLIO: 5140 06 03 0180 VIOLATION(S):  1). LOT IS OVERGROWN.	<b>STATUS:</b> NOTICE OF HEARING ISSUED JULY 28, 2010.  COMPLIED.
<b>3.8</b>	<b>CASE 2010-411</b>	OWNER(S): DEUTSCHE BANK NATL TR CO TESTEE ADDRESS: 4921 SW 186 AVENUE FOLIO: 5039 25 02 0100 VIOLATION(S):  1). LOT IS OVERGROWN.	<b>STATUS:</b> NOTICE OF HEARING ISSUED JULY 28, 2010.  GIVEN UNTIL SEPTEMBER 17, 2010 TO COMPLY OR \$150.00 PER DAY. ASSESSED \$150.00 IN ADM. COSTS GIVEN ABILITY TO ABATE NUISANCE. RETURN TO OCTOBER 5, 2010 HEARING.
<b>3.9</b>	<b>CASE 2010-412</b>	OWNER(S): VAZQUEZ, JUAN & ETANISTA ADDRESS: VL NE CRNR 53 ST/190 AVE FOLIO: 5039 36 10 0220 VIOLATION(S):  1). LOT IS OVERGROWN.	<b>STATUS:</b> NOTICE OF HEARING ISSUED JULY 28, 2010.  COMPLIED.
<b>3.10</b>	<b>CASE 2010-414</b>	OWNER(S): ASHBY, LESTER ADDRESS: 7111 SW 182 WAY FOLIO: 5140 06 03 0065 VIOLATION(S):  1). LOT IS OVERGROWN.	<b>STATUS:</b> NOTICE OF HEARING ISSUED JULY 28, 2010.  GIVEN UNTIL OCTOBER 5, 2010 TO COMPLY OR \$100.00 PER DAY. ASSESSED \$150.00 IN ADM. COSTS. RETURN TO OCTOBER 5, 2010 HEARING.
<b>3.11</b>	<b>CASE 2010-417</b>	OWNER(S): MOLINA, JOSE ADDRESS: VL S OF 5621 SW 162 AVENUE FOLIO: 5040 32 04 0127 VIOLATION(S):  1). LOT IS OVERGROWN.	<b>STATUS:</b> NOTICE OF HEARING ISSUED JULY 27, 2010.  COMPLIED.

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3.12	<b>CASE 2010-420</b>	OWNER(S): GORDON, DAMEON ADDRESS: VL W OF 17420 SW 48 STREET FOLIO: 5040 31 01 0130 VIOLATION(S):  1). LOT IS OVERGROWN.	<b>STATUS:</b> NOTICE OF HEARING ISSUED JULY 27, 2010.  COMPLIED.
3.13	<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> NOTICE OF HEARING ISSUED JULY 27, 2010.  GIVEN UNTIL SEPTEMBER 22, 2010 TO COMPLY OR \$150.00 PER DAY. ASSESSED \$150.00 IN ADM. COSTS. RETURN TO OCTOBER 5, 2010 HEARING.
3.14	<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> NOTICE OF HEARING ISSUED JULY 28, 2010.  GIVEN UNTIL SEPTEMBER 17, 2010 TO COMPLY OR \$100.00 PER DAY. ASSESSED \$150.00 IN ADM. COSTS. GIVEN ABILITY TO ABATE NUISANCE. RETURN TO OCTOBER 5, 2010 HEARING.
3.15	<b>CASE 2010-437</b>	OWNER(S): DUANE, MICHAEL & DUANE-DRAY, VALERIE ADDRESS: VL S OF 6051 SW 178 AVENUE FOLIO: 5140 06 13 0090 VIOLATION(S):  1). LOT IS OVERGROWN.	<b>STATUS:</b> NOTICE OF HEARING ISSUED JULY 27, 2010.  COMPLIED.

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3.16	<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> NOTICE OF HEARING ISSUED JULY 28, 2010.  GIVEN UNTIL SEPTEMBER 17, 2010 TO COMPLY OR \$150.00 PER DAY. ASSESSED \$150.00 IN ADM. COSTS. GIVEN ABILITY TO ABATE NUISANCE. RETURN TO OCTOBER 5, 2010 HEARING.
3.17	<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> NOTICE OF HEARING ISSUED JULY 27, 2010.  GIVEN UNTIL SEPTEMBER 17, 2010 TO COMPLY OR \$150.00 PER DAY. ASSESSED \$150.00 IN ADM. COSTS. RETURN TO OCTOBER 5, 2010 HEARING.
3.18	<b>CASE 2010-444</b>	OWNER(S): ASHBY, LESTER ADDRESS: 7111 SW 182 WAY FOLIO: 5140 06 03 0065 VIOLATION(S):  1). COMMERCIAL VEHICLES AND EQUIPMENT ON PROPERTY.	<b>STATUS:</b> NOTICE OF HEARING ISSUED JULY 27, 2010.  GIVEN UNTIL SEPTEMBER 17, 2010 TO COMPLY OR \$100.00 PER DAY. ASSESSED \$150.00 IN ADM. COSTS. RETURN TO OCTOBER 5, 2010 HEARING.
3.19	<b>CASE 2010-461</b>	OWNER(S): PEREZ-RANGEL, DOMINGO A ADDRESS: 6500 SW 148 AVENUE FOLIO: 5140 03 01 0174 VIOLATION(S):  1). FILL W/O PERMIT. 2). JUNK VEHICLES. 3). PROPERTY HAS JUNK, TRASH, and DEBRIS. 4). MOBILE HOME EXISTS ON PROPERTY.	<b>STATUS:</b> NOTICE OF HEARING ISSUED AUGUST 10, 2010.  GIVEN UNTIL OCTOBER 7, 2010 TO COMPLY OR \$100.00 PER DAY. ASSESSED \$150.00 IN ADM. COSTS. RETURN TO NOVEMBER 2, 2010 HEARING.

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<b>3.20</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> NOTICE OF HEARING ISSUED AUGUST 5, 2010.  GIVEN UNTIL SEPTEMBER 17, 2010 TO COMPLY OR \$150.00 PER DAY. ASSESSED \$150.00 IN ADM. COSTS. RETURN TO OCTOBER 5, 2010 HEARING.
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**4. CITATIONS**

<b>4.1</b>	<b>CASE 2009C- 506</b>	OWNER(S): BURKLE, MERV ADDRESS: 5021 SW 201 TERRACE FOLIO: 5039 35 05 0080 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED APRIL 28, 2010.  PAID.
<b>4.2</b>	<b>CASE 2009C- 565</b>	OWNER(S): CITIMORTGAGE INC ADDRESS: 5016 SW 195 TERRACE FOLIO: 5039 36 01 0114 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED JULY 29, 2010.  ASSESSED \$500.00 PLUS \$150.00 IN ADM. COSTS.  TOTAL DUE = \$650.00.
<b>4.3</b>	<b>CASE 2010C- 102</b>	OWNER(S): ECHEVERRY, SANDRA & MASSARO, MASSIMO ADDRESS: 15810 SW 56 STREET FOLIO: 5040 33 16 0010 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED JULY 29, 2010.  ASSESSED \$500.00 PLUS \$150.00 IN ADM. COSTS.  TOTAL DUE = \$650.00.

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<b>4.4</b>	<b>CASE</b> <b>2010C-310</b>	OWNER(S): BELL, RICHARD & AUDREY ADDRESS: 5110 THOROUGHbred LANE FOLIO: 5040 34 01 0363 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED JUNE 7, 2010.  <i>HEARING REQUESTED.</i>  ASSESSED \$500.00 FINE.
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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>  <b>BSO SW</b>	OWNER(S): ADDRESS: FOLIO: VIOLATION(S): <b>COMMERCIAL MOTOR VEHICLE CITATION</b>	<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



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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).