

Town of Southwest Ranches  
Code Compliance Division  
13400 Griffin Road  
Southwest Ranches, FL 33330  
Phone (954) 434-0008  
Fax (954) 434-1490

**SPECIAL MAGISTRATE HEARING  
FEBRUARY 4, 2014  
9:00 A.M.**

**1. CALL SESSION TO ORDER**

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

<b>2.1</b>	<b>CASE 2013 - 435</b>	OWNER(S): THOMAS, BANARJEE ADDRESS: V LOT S OF 6001 SW 178 AVE FOLIO: 5140 06 13 0110 VIOLATION(S):  1). CLEARING/GRADING/FILLING BEING DONE WITHOUT A PERMIT	<b>STATUS:</b> GIVEN UNTIL FEBRUARY 3, 2014 FOR COMPLIANCE OR A FINE OF \$250.00 PER DAY
<b>2.2</b>	<b>CASE 2013 - 440</b>	OWNER(S):THELUSMA, LUDZEN & SURPRISE C ADDRESS: 5011 SW 188 AVE FOLIO: 5039 36 02 0230 VIOLATION(S):  1). SHIPPING CONTAINER IN SETBACK AND/OR NOT SCREENED FROM VIEW	<b>STATUS:</b> GIVEN UNTIL FEBRUARY 4, 2014 TO COMPLY OR FINE OF \$100.00 PER DAY.

**3. NEW CASES**

<b>3.1</b>	<b>CASE 2013-507</b>	OWNER(S): DULAM FARMS LLC ADDRESS: V LOT N OF 6701 SW 166 AVE LOT 1 FOLIO: 5140 05 30 0010 VIOLATION(S):  1).PROPERTY IS OVERGROWN	<b>STATUS:</b> GIVEN UNTIL DECEMBER 26, 2013 TO CORRECT
<b>3.2</b>	<b>CASE 2013 - 509</b>	OWNER(S): DULAM FARMS LLC ADDRESS: V LOT S OF 16700 SW 64 STREET LOT 4 FOLIO: 5140 05 30 0040 VIOLATION(S):  1). PROPERTY IS OVERGROWN	<b>STATUS:</b> GIVEN UNTIL DECEMBER 26, 2013 TO CORRECT

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3.3	<b>CASE 2013 – 510</b>	OWNER(S): DULAM FARMS LLC ADDRESS: V LOT S OF 16790 SW 64 STREET LOT 13 FOLIO: 5140 05 30 0130 VIOLATION(S):  1). PROPERTY IS OVERGROWN	<b>STATUS:</b> GIVEN UNTIL DECEMBER 26, 2013 TO CORRECT
3.4	<b>CASE 2013 – 511</b>	OWNER(S): DULAM FARMS LLC ADDRESS: V LOT S OF 16790 SW 64 ST LOT 12 FOLIO: 5140 05 30 0120 VIOLATION(S):  1). PROPERTY IS OVERGROWN	<b>STATUS:</b> GIVEN UNTIL DECEMBER 26, 2013 TO CORRECT
3.5	<b>CASE 2013 – 512</b>	OWNER(S): DULAM FARMS LLC ADDRESS: V LOT S OF 16800 SW 64 STREET LOT 11 FOLIO: 5140 05 30 0110 VIOLATION(S):  1). PROPERTY IS OVERGROWN	<b>STATUS:</b> GIVEN UNTIL DECEMBER 26, 2013 TO CORRECT
3.6	<b>CASE 2013 – 513</b>	OWNER(S): DULAM FARMS LLC ADDRESS: V LOT S OF 16800 SW 64 STREET LOT 10 FOLIO: 5140 05 30 0100 VIOLATION(S):  1). PROPERTY IS OVERGROWN	<b>STATUS:</b> GIVEN UNTIL DECEMBER 26, 2013 TO CORRECT
3.7	<b>CASE 2013 – 514</b>	OWNER(S): DULAM FARMS LLC ADDRESS: V LOT S OF 16830 SW 64 STREET LOT 9 FOLIO: 5140 05 30 0090 VIOLATION(S):  1). PROPERTY IS OVERGROWN	<b>STATUS:</b> GIVEN UNTIL DECEMBER 26, 2013 TO CORRECT

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<b>3.8</b>	<b>CASE 2013 – 515</b>	OWNER(S): DULAM FARMS LLC ADDRESS: V LOT S OF 16600 SW 64 ST LOT 15 FOLIO: 5140 05 30 0150 VIOLATION(S):  1). PROPERTY IS OVERGROWN	<b>STATUS:</b> GIVEN UNTIL DECEMBER 26, 2013 TO CORRECT
<b>3.9</b>	<b>CASE 2013 – 516</b>	OWNER(S): DULAM FARMS LLC ADDRESS: V LOT N OF 6701 SW 166 AVE LOT 2 FOLIO: 5140 05 30 0020 VIOLATION(S):  1). PROPERTY IS OVERGROWN	<b>STATUS:</b> GIVEN UNTIL DECEMBER 26, 2013 TO CORRECT
<b>3.10</b>	<b>CASE 2013 – 517</b>	OWNER(S): DULAM FARMS LLC ADDRESS: V LOT N OF 6701 SW 166 AVE LOT 3 FOLIO: 5140 05 30 0030 VIOLATION(S):  1). PROPERTY IS OVERGROWN	<b>STATUS:</b> GIVEN UNTIL DECEMBER 26, 2013 TO CORRECT
<b>3.11</b>	<b>CASE 2013 – 518</b>	OWNER(S): DULAM FARMS LLC ADDRESS: V LOT N OF 6701 SW 166 AVE LOT 4 FOLIO: 5140 05 30 0040 VIOLATION(S):  1). PROPERTY IS OVERGROWN	<b>STATUS:</b> GIVEN UNTIL DECEMBER 26, 2013 TO CORRECT
<b>3.12</b>	<b>CASE 2013 – 519</b>	OWNER(S): DULAM FARMS LLC ADDRESS: V LOT N OF 6701 SW 166 AVE LOT 5 FOLIO: 5140 05 30 0050 VIOLATION(S):  1). PROPERTY IS OVERGROWN	<b>STATUS:</b> GIVEN UNTIL DECEMBER 26, 2013 TO CORRECT

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<b>3.13</b>	<b>CASE 2013 – 520</b>	OWNER(S): DULAM FARMS LLC ADDRESS: V LOT N OF 6701 SW 166 AVE LOT 6 FOLIO: 5140 05 30 0060 VIOLATION(S):  1). PROPERTY IS OVERGROWN	<b>STATUS:</b> GIVEN UNTIL DECEMBER 26, 2013 TO CORRECT
<b>3.14</b>	<b>CASE 2013 – 521</b>	OWNER(S): DULAM FARMS LLC ADDRESS: V LOT N OF 6701 SW 166 AVE LOT 7 FOLIO: 5140 05 30 0070 VIOLATION(S):  1). PROPERTY IS OVERGROWN	<b>STATUS:</b> GIVEN UNTIL DECEMBER 26, 2013 TO CORRECT
<b>3.15</b>	<b>CASE 2013 – 522</b>	OWNER(S): DULAM FARMS LLC ADDRESS: V LOT N OF 6701 SW 166 AVE LOT 8 FOLIO: 5140 05 30 0080 VIOLATION(S):  1). PROPERTY IS OVERGROWN	<b>STATUS:</b> GIVEN UNTIL DECEMBER 26, 2013 TO CORRECT
<b>3.16</b>	<b>CASE 2013 – 528</b>	OWNER(S): DULAM FARMS LLC ADDRESS: V LOT S OF 16600 SW 64 ST LOT 16 FOLIO: 5140 05 30 0160 VIOLATION(S):  1). PROPERTY IS OVERGROWN	<b>STATUS:</b> GIVEN UNTIL DECEMBER 26, 2013 TO CORRECT
<b>3.17</b>	<b>CASE 2013 – 607</b>	OWNER(S): SHEPARD, ROBERT JACKSON & SUSAN ADDRESS: 5401 SW 160 AVE FOLIO: 5040 32 01 0012 VIOLATION(S):  1). PROPERTY IS OVERGROWN AND REAR OF PROPERTY ALONG 162 AVENUE	<b>STATUS:</b> GIVEN UNTIL DECEMBER 12, 2013 TO CORRECT

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3.18	<b>CASE 2013 – 613</b>	OWNER(S): RIVERA, ABEL DE JESUS RIVERA, ROSA EMILIA ADDRESS: V LOT W OF 17611 SW 48 STREET FOLIO: 5040 30 09 0020 VIOLATION(S):  1). PROPERTY IS OVERGROWN	<b>STATUS:</b> GIVEN UNTIL DECEMBER 7, 2013 TO CORRECT
3.19	<b>CASE 2013 – 614</b>	OWNER(S): ALTSCHUL, JOSEPH E & IRINA ADDRESS: 5109 SW 164 TERRACE FOLIO: 5040 32 05 0960 VIOLATION(S):  1). UNAUTHORIZED USE OF THE RIGHT OF WAY/SWALE WITHOUT A PERMIT TO WIT: CONSTRUCTION CONTAINER	<b>STATUS:</b> GIVEN UNTIL DECEMBER 7, 2013 TO CORRECT  <b>COMPLIANCE PRIOR TO THE HEARING</b>
3.20	<b>CASE 2013 – 658</b>	OWNER(S): KHAN, KAMELIA KHAN, SHELEZA & FARAH ADDRESS: V LOT S OF 5131 SW 210 AVE FOLIO: 5039 34 01 0160 VIOLATION(S):  1). PROPERTY IS OVERGROWN	<b>STATUS:</b> GIVEN UNTIL DECEMBER 29, 2013 TO CORRECT
3.21	<b>CASE 2013 – 659</b>	OWNER(S): CID, RIGOBERTO & AMAPRO ADDRESS: V LOT ACROSS 5803 SW 210 AVE FOLIO: 5039 34 11 0010 VIOLATION(S):  1). PROPERTY IS OVERGROWN RIGHT OF WAY	<b>STATUS:</b> GIVEN UNTIL DECEMBER 29, 2013 TO CORRECT
3.22	<b>CASE 2013 – 667</b>	OWNER(S): IRIBAR, MANUEL R & IDANIA ADDRESS: 5551 HANCOCK ROAD FOLIO: 5040 34 03 0010 VIOLATION(S):  1). TREES INTERFERING WITH POWER LINES (ROYAL PALMS)	<b>STATUS:</b> GIVEN UNTIL JANUARY 2, 2014 TO CORRECT

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<b>3.23</b>	<b>CASE 2013 – 669</b>	OWNER(S): KEANE, PATRICK T & ELEANOR ANN M ADDRESS: 16600 SW 52 PL FOLIO: 5040 32 08 0010 VIOLATION(S):  1). TREES INTERFERING WITH POWER LINES (ROYAL PALMS)	<b>STATUS:</b> GIVEN UNTIL JANUARY 2, 2014 TO CORRECT
<b>3.24</b>	<b>CASE 2013 – 674</b>	OWNER(S): BAG ADDRESS: 5501 HANCOCK ROAD FOLIO: 5040 34 01 0410 VIOLATION(S):  1). TREES INTERFERING WITH POWER LINES (ROYAL PALMS)	<b>STATUS:</b> GIVEN UNTIL JANUARY 2, 2014 TO CORRECT
<b>3.25</b>	<b>CASE 2013 – 706</b>	OWNER(S): HAPPY TRAILS RANCH LLC ADDRESS: 17650 SW 54 STREET FOLIO: 5040 31 01 0093 VIOLATION(S):  1). FILL WITHOUT A PERMIT	<b>STATUS:</b> GIVEN UNTIL JANUARY 13, 2014 TO CORRECT  <b>COMPLIANCE PRIOR TO THE HEARING</b>

**4. CITATIONS**

<b>4.1</b>	<b>CASE 2013A - 248</b>	OWNER(S): RANCHES AUTO CARE & TIRE INC ADDRESS: 6500 DYKES ROAD FOLIO: 5140 04 13 0013 VIOLATION(S):  1). ALARM INCIDENT IN EXCESS OF TWO (2), 8 <sup>TH</sup> ALARM	<b>STATUS:</b> CIVIL VIOLATION 12676 ISSUED ON 12/27/13  <b>FINE AMOUNT DUE OF \$250.00</b>
<b>4.2</b>	<b>CASE 2013C - 291</b>	OWNER(S): SEAY, ELLIOT R & NANCY V ADDRESS: 4860 SW 193 LANE FOLIO: 5039 36 06 0140 VIOLATION(S):	<b>STATUS:</b> CIVIL VIOLATION 12786 ISSUED ON 12/06/13

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		1). BULK OUT ON A NON PERMITTED DATE PER CODE	<b>PAYMENT OF \$450.00 PRIOR TO HEARING</b>
<b>4.3</b>	<b>CASE 2013A 313</b> -	OWNER(S):ADLER HOLDINGS INC ADDRESS: 18849 SHERIDAN STREET FOLIO: 5139 01 01 0020 VIOLATION(S):  1). ALARM INCIDENT IN EXCESS OF TWO (2), 3 <sup>RD</sup> ALARM	<b>STATUS:</b> CIVIL VIOLATION 12642 ISSUED ON 11/08/13  <b>PAYMENT OF \$50.00 PRIOR TO HEARING</b>
<b>4.4</b>	<b>CASE 2013A 397</b> -	OWNER(S):FISH, MICHAEL & GREEN, RENEE J ADDRESS: 5600 SW 195 TERRACE FOLIO:5039 36 07 0680 VIOLATIO(S):  1). ALARM INCIDENT IN EXCESS OF TWO (2), 3 <sup>RD</sup> ALARM	<b>STATUS:</b> CIVIL VIOLATION 12674 ISSUED ON 12/27/13  <b>FINE AMOUNT DUE OF \$50.00</b>
<b>4.5</b>	<b>CASE 2012A 306</b> -	OWNER(S): QUIRANTES, LAURA ADDRESS: 4801 SW 201 TERRACE FOLIO: 5039 35 05 0280 VIOLATION(S):  1).ALARM INCIDENT IN EXCESS OF TWO (2); 3 <sup>RD</sup> INCIDENT	<b>STATUS:</b> CIVIL VIOLATION 12673 ISSUED ON 12/27/13  <b>FINE DUE OF \$50.00</b>
<b>4.6</b>	<b>CASE 2013C 504</b> -	OWNER(S): D & G PALMS LLC ADDRESS: V LOT W OF 20850 GRIFFIN ROAD FOLIO: 5039 27 02 0231 VIOLATION(S):  1).BULK WASTE BEING USED BY VACANT LOT	<b>STATUS:</b> CIVIL VIOLATION 12787 ISSUED ON 12/18/13  <b>FINE DUE OF \$500.00</b>

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**5. FORECLOSURE AUTHORIZATION**

<b>5.1</b>	<b>CASE 2001 1027</b>	- OWNER(S): PEREZ-RANGEL, DOMINGO A ADDRESS: 6500 SW 148 AVE FOLIO: 5140 03 01 0174 VIOLATION(S):  1). CLEARING/FILLING/EXCAVATING PROPERTY WITHOUT A PERMIT 2). JUNK AND TRASH ON THE PROPERTY	<b>STATUS:</b> NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON DECEMBER 6, 2013, CONTINUED FROM JANUARY 7, 2014  <b>OUTSTANDING LIEN IN THE AMOUNT OF \$226,500.00</b>
<b>5.2</b>	<b>CASE 2001 1028</b>	- OWNER(S): OTICENTRO INC. ADDRESS: 6500 SW 148 AVE FOLIO: 5140 03 01 0174 VIOLATION(S):  1). CLEARING/FILLING/EXCAVATING PROPERTY WITHOUT A PERMIT	<b>STATUS:</b> NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON DECEMBER 6, 2013  <b>OUTSTANDING LIEN IN THE AMOUNT OF \$4,100.00</b>
<b>5.3</b>	<b>CASE 2011-346</b>	OWNER(S): LA FAILLE, SAGED ADDRESS: 5702 SW 148 AVE FOLIO: 5040 34 03 0220 VIOLATION(S):  1). PROPERTY IS OVERGROWN 2). POOL IN DISREPAIR	<b>STATUS:</b> NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON JANUARY 7, 2014  <b>OUTSTANDING LIEN IN THE AMOUNT OF \$43,550.00</b>
<b>5.5</b>	<b>CASE 2011- 623</b>	OWNER(S): SAADA, REGINA ADDRESS: V LOT OF 6501 SW 185 WAY FOLIO: 5139 01 01 0311 VIOLATION(S):  1). FAILURE TO MAINTAIN RIGHT OF WAY, RIGHT OF WAY IS OVERGROWN	<b>STATUS:</b> NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON DECEMBER 6, 2013  <b>PAYMENT OF LIEN PRIOR TO THE HEARING.</b>



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**6. BSO COMMERCIAL MOTOR VEHICLE CITATIONS**

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