

Town of Southwest Ranches
Code Compliance Division
13400 Griffin Road
Southwest Ranches, FL 33330-2628
Phone (954) 434-0008
Fax (954) 434-1490

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

MINUTES

1. CALL SESSION TO ORDER

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

2.1	CASE 2013 - 435	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	STATUS: GIVEN UNTIL FEBRUARY 3, 2014 FOR COMPLIANCE OR A FINE OF \$250.00 PER DAY. GIVEN UNTIL MAY 16, 2014. FINE TO START ON MAY 17, 2014 FOR \$250.00 PER DAY
2.2	CASE 2013 - 440	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	STATUS: GIVEN UNTIL FEBRUARY 14, 2013 TO COMPLY OR FINE OF \$100.00 PER DAY. GIVEN UNTIL MAY 16, 2014 OR A FINE OF \$100.00 PER DAY

3. NEW CASES

3.1	CASE 2013 - 507	OWNER(S): DULAM FARMS LLC ADDRESS: V LOT N OF 6701 SW 166 AVE LOT 1 FOLIO: 5140 05 30 0010 VIOLATION(S): 1). WORK BEING DONE WITHOUT A PERMIT	STATUS: GIVEN UNTIL DECEMBER 26, 2013 TO CORRECT CONTINUED GIVEN 90 DAYS TO CORRECT OR UNTIL MAY 6, 2014
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3.2	CASE 2013 - 509	OWNER(S): DULAM FARMS LLC ADDRESS: V LOT S OF 16700 SW 64 ST LOT 4 FOLIO: 5140 05 30 0040 VIOLATION(S): 1). PROPERTY IS OVERGROWN	STATUS: GIVEN UNTIL DECEMBER 26, 2013 TO CORRECT CONTINUED GIVEN 90 DAYS TO CORRECT OR UNTIL MAY 6, 2014
3.3	CASE 2013 - 510	OWNERR(S): DULAM FARMS LLC ADDRESS: V LOT S OF 16790 SW 64 ST LOT 13 FOLIO: 5140 05 30 0130 VIOLATION(S): 1). PROPERTY IS OVERGROWN	STATUS: GIVEN UNTIL DECEMBER 26, 2013 TO CORRECT CONTINUED GIVEN 90 DAYS TO CORRECT OR UNTIL MAY 6, 2014
3.4	CASE 2013 - 511	OWNER(S): DULAM FARMS LLC ADDRESS: V LOT S OF 16790 SW 64 ST LOT 12 FOLIO: 5140 05 30 0120 VIOLATION(S): 1). OVERGROWN PROPERTY	STATUS: GIVEN UNTIL DECEMBER 26, 2013 TO CORRECT CONTINUED GIVEN 90 DAYS TO CORRECT OR UNTIL MAY 6, 2014
3.5	CASE 2013 - 512	OWNER(S): DULAM FARMS LLC ADDRESS: V LOT S OF 16800 SW 64 ST LOT 11 FOLIO: 5140 05 30 0110 VIOLATION(S): 1). PROPERTY IS OVERGROWN	STATUS: GIVEN UNTIL DECEMBER 26, 2013 TO CORRECT CONTINUED GIVEN 90 DAYS TO CORRECT OR UNTIL MAY 6, 2014
3.6	CASE 2013 - 513	OWNER(S): DULAM FARMS LLC ADDRESS: V LOT S OF 16800 SW 64 ST LOT 10 FOLIO: 5140 05 30 0100 VIOLATION(S): 1). OVERGROWN PROPERTY	STATUS: GIVEN UNTIL DECEMBER 26, 2013 TO CORRECT CONTINUED GIVEN 90 DAYS TO CORRECT OR UNTIL MAY 6, 2014

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3.7	CASE 2013 - 514	OWNER(S): DULAM FARMS LLC ADDRESS: V LOT S OF 16830 SW 64 ST LOT 9 FOLIO: 5140 05 30 0090 VIOLATION(S): 1). OVERGROWN PROPERTY	STATUS: GIVEN UNTIL DECEMBER 26, 2013 TO CORRECT CONTINUED GIVEN 90 DAYS TO CORRECT OR UNTIL MAY 6, 2014
3.8	CASE 2013 - 515	OWNER(S): DULAM FARMS LLC ADDRESS: V LOT S OF 16600 SW 64 ST LOT 15 FOLIO: 5140 05 30 0150 VIOLATION(S): 1). OVERGROWN PROPERTY	STATUS: GIVEN UNTIL DECEMBER 26, 2013 TO CORRECT CONTINUED GIVEN 90 DAYS TO CORRECT OR UNTIL MAY 6, 2014
3.9	CASE 2013 - 516	OWNER(S): DULAM FARMS LLC ADDRESS: V LOT N OF 6701 SW 166 AVE LOT 2 FOLIO: 5140 05 30 0020 VIOLATION(S): 1). OVERGROWN PROPERTY	STATUS: GIVEN UNTIL DECEMBER 26, 2013 TO CORRECT CONTINUED GIVEN 90 DAYS TO CORRECT OR UNTIL MAY 6, 2014
3.10	CASE 2013 - 517	OWNER(S): DULAM FARMS LLC ADDRESS: V LOT N OF 6701 SW 166 AVE LOT 3 FOLIO: 5140 05 30 0030 VIOLATION(S): 1). OVERGROWN PROPERTY	STATUS: GIVEN UNTIL DECEMBER 26, 2013 TO CORRECT CONTINUED GIVEN 90 DAYS TO CORRECT OR UNTIL MAY 6, 2014
3.11	CASE 2013 - 518	OWNER(S): DULAM FARMS LLC ADDRESS: V LOT N OF 6701 SW 166 AVE LOT 4 FOLIO: 5140 05 30 0040 VIOLATION(S): 1). OVERGROWN PROPERTY	STATUS: GIVEN UNTIL DECEMBER 26, 2013 TO CORRECT CONTINUED GIVEN 90 DAYS TO CORRECT OR UNTIL MAY 6, 2014

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3.12	CASE 2013 - 519	OWNER(S): DULAM FARMS LLC ADDRESS: V LOT N OF 6701 SW 166 AVE LOT 5 FOLIO: 5140 05 30 0050 VIOLATION(S): 1). OVERGROWN PROPERTY	STATUS: GIVEN UNTIL DECEMBER 26, 2013 TO CORRECT CONTINUED GIVEN 90 DAYS TO CORRECT OR UNTIL MAY 6, 2014
3.13	CASE 2013 - 520	OWNER(S): DULAM FARMS LLC ADDRESS: V LOT N OF 6701 SW 166 AVE LOT 6 FOLIO: 5140 05 30 0060 VIOLATION(S): 1). OVERGROWN PROPERTY	STATUS: GIVEN UNTIL DECEMBER 26, 2013 TO CORRECT CONTINUED GIVEN 90 DAYS TO CORRECT OR UNTIL MAY 6, 2014
3.14	CASE 2013 - 521	OWNER(S): DULAM FARMS LLC ADDRESS: V LOT N OF 6701 SW 166 AVE LOT 7 FOLIO: 5140 05 30 0070 VIOLATION(S): 1). OVERGROWN PROPERTY	STATUS: GIVEN UNTIL DECEMBER 26, 2013 TO CORRECT CONTINUED GIVEN 90 DAYS TO CORRECT OR UNTIL MAY 6, 2014
3.15	CASE 2013 - 522	OWNER(S): DULAM FARMS LLC ADDRESS: V LOT N OF 6701 SW 166 AVE LOT 8 FOLIO: 5140 05 30 0080 VIOLATION(S): 1). OVERGROWN PROPERTY	STATUS: GIVEN UNTIL DECEMBER 26, 2013 TO CORRECT CONTINUED GIVEN 90 DAYS TO CORRECT OR UNTIL MAY 6, 2014
3.16	CASE 2013 - 528	OWNER(S): DULAM FARMS LLC ADDRESS: V LOT S OF 16600 SW 64 ST LOT 16 FOLIO: 5140 05 30 0160 VIOLATION(S): 1). OVERGROWN PROPERTY	STATUS: GIVEN UNTIL DECEMBER 26, 2013 TO CORRECT CONTINUED GIVEN 90 DAYS TO CORRECT OR UNTIL MAY 6, 2014

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<p>3.17</p>	<p>CASE 2013 - 607</p>	<p>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 AVE</p>	<p>STATUS: GIVEN UNTIL DECEMBER 12, 2013 TO CORRECT COMPLIED PRIOR TO THE HEARING</p>
<p>3.18</p>	<p>CASE 2013 - 613</p>	<p>OWNER(S): RIVERA, ABEL DE JESUS RIVERA, ROSA EMILIA ADDRESS: V LOT W OF 17611 SW 48 ST FOLIO: 5040 30 09 0020 VIOLATION(S): 1). OVERGROWN PROPERTY</p>	<p>STATUS: GIVEN UNTIL DECEMBER 7, 2013 TO CORRECT CONTINUED TO MARCH 4, 2014, NO ADMINISTRATIVE FEE</p>
<p>3.19</p>	<p>CASE 2013 - 614</p>	<p>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</p>	<p>STATUS: GIVEN UNTIL DECEMBER 7, 2013 TO CORRECT COMPLIED PRIOR TO THE HEARING</p>
<p>3.20</p>	<p>CASE 2013 - 658</p>	<p>OWNER(S): KHAN, KAMELIA KHAN, SHELLEZA & FARAH ADDRESS: V LOT S OF 5131 SW 210 AVE FOLIO: 5039 34 01 0160 VIOLATION(S): 1). OVERGROWN PROPERTY</p>	<p>STATUS: GIVEN UNTIL DECEMBER 29, 2013 TO CORRECT COMPLIED PRIOR TO THE HEARING</p>

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3.21	CASE 2013 - 659	OWNER(S): CID, RIGOBERTO & AMPARO ADDRESS: V LOT ACROSS 5803 SW 210 AVE FOLIO: 5039 34 11 0010 VIOLATION(S): 1). PROPERTY IS OVERGROWN RIGHT OF WAY	STATUS: GIVEN UNTIL DECEMBER 29, 2013 TO CORRECT COMPLIED PRIOR TO THE HEARING
3.22	CASE 2013 - 667	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)	STATUS: GIVEN UNTIL JANUARY 2, 2014 TO CORRECT CONTINUED TO APRIL 8, 2014 HEARING
3.23	CASE 2013 - 669	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)	STATUS: GIVEN UNTIL JANUARY 2, 2014 TO CORRECT CONTINUED TO APRIL 8, 2014 HEARING
3.24	CASE 2013 - 674	OWNER(S): BAG ADDRESS: 5501 HANCOCK ROAD FOLIO: 5040 34 01 0410 VIOLATION(S): 1). TREES INTERFERING WITH POWER LINES (ROYAL PALMS)	STATUS: GIVEN UNTIL JANUARY 2, 2014 TO CORRECT CONTINUED TO APRIL 8, 2014 HEARING
3.25	CASE 2013 - 706	OWNER(S): HAPPY TRAILS RANCH LLC ADDRESS: 17650 SW 54 STREET FOLIO: 5040 31 01 0093 VIOLATION(S): 1). FILL WITHOUT A PERMIT	STATUS: GIVEN UNTIL JANUARY 13, 2014 TO CORRECT COMPLIED PRIOR TO THE HEARING

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4. CITATIONS

4.1	CASE 2013A- 248	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 TH ALARM	STATUS: CITATION 12676 ISSUED ON 12/27/13 ASSESSED, \$250.00 FINE AND \$150.00 ADMINISTRATIVE FEE DUE. TOTAL DUE: \$400.00
4.2	CASE 2013C - 291	OWNER(S): SEAY, ELLIOT R & NANCY V ADDRESS: 4860 SW 193 LANE FOLIO: 5039 36 06 0140 VIOLATION(S): 1). BULK OUT ON A NON PERMITTED DATE PER CODE	STATUS: CITATION 12786 ISSUED ON 12/06/13 PAYMENT OF \$450.00 PRIOR TO THE HEARING
4.3	CASE 2013A- 313	OWNER(S): ADLER HOLDINGS INC ADDRESS: 18849 SHERIDAN STREET FOLIO: 5139 01 01 0020 VIOLATION(S): 1). ALARM VIOLATION IN EXCESS OF TWO (2). 3 RD ALARM	STATUS: CITATION 12642 ISSUED ON 11/08/13 PAYMENT OF \$50.00 PRIOR TO THE HEARING
4.4	CASE 2013A- 397	OWNER(S): FISH, MICHAEL & GREEN, RENEE J ADDRESS: 5600 SW 195 TERRACE FOLIO: 5039 36 07 0680 VIOLATION(S): 1). ALARM VIOLATION IN EXCESS OF TWO (2). 3 RD ALARM	STATUS: CITATION 12674 ISSUED ON 12/27/13 CASE DISMISSED BY THE TOWN

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4.5	CASE 2013A- 306	OWNER(S): QUIRANTES, LAURA ADDRESS: 4801 SW 201 TERRACE FOLIO: 5039 35 05 0280 VIOLATION(S): 1). ALARM VIOLATION IN EXCESS OF TWO (2). 3 RD ALARM	STATUS: CITATION 12673 ISSUED ON 12/27/13 PAYMENT PRIOR TO HEARING OF \$50.00
4.6	CASE 2013C- 504	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	STATUS: CITATION 12787 ISSUED ON 12/18/13 ASSESSED, \$500.00 FINE AND \$150.00 ADMINISTRATIVE FEE DUE. TOTAL DUE: \$650.00

5. FORECLOSURE AUTHORIZATION

5.1	CASE 2001 1027	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	STATUS: NOTICE OF INTENT TO FORECLOSURE ISSUE ON DECEMBER 6, 2013, CONTINUED FROM JANUARY 7, 2014 CONTINUANCE REQUEST AUTHORIZED TO THE MARCH 4, 2014 HEARING
5.2	CASE 2004 1058	OWNER(S): OTICENTRO INC. ADDRESS: 6500 SW 148 AVE FOLIO: 5140 03 01 0174 VIOLATION(S): 1). CLEARING/FILLING/EXCAVATING PROPERTY WITHOUT A PERMIT.	STATUS: NOTICE OF INTENT TO FORECLOSURE ISSUE ON DECEMBER 6, 2013, CONTINUED FROM JANUARY 7, 2014

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			CONTINUANCE REQUEST AUTHORIZED TO THE MARCH 4, 2014 HEARING
5.3	CASE 2011 - 346	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	STATUS: NOTICE OF INTENT TO FORECLOSE ISSUE ON JANUARY 7, 2014 FORECLOSURE AUTHORIZATION ISSUED
5.4	CASE 2011 - 623	OWNER(S): SAADA, REGINA ADDRESS: V LOT S OF 6501 SW 185 WAY FOLIO: 5139 01 01 0311 VIOLATION(S): 1). FAILURE TO MAINTAIN RIGHT IF WAY, RIGHT OF WAY IS OVERGROWN	STATUS: NOTICE OF INTENT TO FORECLOSE ISSUE ON DECEMBER 6, 2013 PAYMENT OF LIEN PRIOR TO THE HEARING

6. BSO COMMERCIAL MOTOR VEHICLE CITATIONS

5.1	CASE	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	STATUS:
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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

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IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).