

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 7, 2012  
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 2011-497</b>	OWNER(S): WELLS FARGO BANK NA ADDRESS: 17600 SW 54 STREET FOLIO: 5040 31 01 0120 VIOLATION(S):  1). OVERGROWN RIGHT OF WAY. 2). OVERGROWN PROPERTY.	<b>STATUS:</b>  GIVEN UNTIL DECEMBER 1, 2011 TO COMPLY OR A FINE OF \$100.00 PER DAY.  COMPLIED.
<b>2.2</b>	<b>CASE 2011-519</b>	OWNER(S): NOVOA, ROMAN & PEREZ, MELKYS ADDRESS: 5425 SW 190 AVENUE FOLIO: 5039 36 10 0290 VIOLATION(S):  1). TREE LIMB BLOCKING STOP SIGN.	<b>STATUS:</b>  GIVEN UNTIL NOVEMBER 11, 2011 TO COMPLY OR A FINE OF \$150.00 PER DAY.  COMPLIED DECEMBER 27, 2011. 46 DAYS IN VIOLATION x \$150.00 = \$6,900.00.  IMPOSE FINE AND LIEN OF \$6,900.00.
<b>2.3</b>	<b>CASE 2011-531</b>	OWNER(S): SCHIAVON, NEVRA & DONALD ADDRESS: 14430 SUNSET LANE FOLIO: 5140 03 01 0280 VIOLATION(S):  1). OVERGROWN PROPERTY.	<b>STATUS:</b>  GIVEN UNTIL FEBRUARY 2, 2012 TO COMPLY OR A FINE OF \$100.00 PER DAY.  IMPOSE FINE AND LIEN. GIVEN AUTHORITY TO ABATE.

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<b>2.4</b>	<b>CASE 2011-647</b>	OWNER(S): CASTRO, SANDRA ADDRESS: 17801 SW 46 STREET FOLIO: 5040 30 00 0280 VIOLATION(S):  1). POOL WITHOUT ENCLOSURE.	<b>STATUS:</b>  GIVEN UNTIL FEBRUARY 2, 2012 TO COMPLY OR A FINE OF \$150.00 PER DAY.  COMPLIED.
<b>2.5</b>	<b>CASE 2011-648</b>	OWNER(S): DATTINI, GEORGINA ADDRESS: 4630 SW 134 AVENUE FOLIO: 5040 26 05 0020 VIOLATION(S):  1). OVERGROWN PROPERTY.	<b>STATUS:</b>  GIVEN UNTIL FEBRUARY 2, 2012 TO COMPLY OR A FINE OF \$100.00 PER DAY.  IMPOSE FINE AND LIEN. GIVEN AUTHORITY TO ABATE.
<b>2.6</b>	<b>CASE 2011-649</b>	OWNER(S): OLIVA, JESUS G ADDRESS: 4820 SW 134 AVENUE FOLIO: 5040 26 05 0070 VIOLATION(S):  1). OVERGROWN PROPERTY.	<b>STATUS:</b>  GIVEN UNTIL FEBRUARY 2, 2012 TO COMPLY OR A FINE OF \$100.00 PER DAY.  IMPOSE FINE AND LIEN. GIVEN AUTHORITY ABATE.
<b>2.7</b>	<b>CASE 2011-651</b>	OWNER(S): OCHOA, MAURICIO ADDRESS: 17490 SW 70 PLACE FOLIO: 5140 06 04 0232 VIOLATION(S):  1). POOL WITHOUT ENCLOSURE.	<b>STATUS:</b>  GIVEN UNTIL FEBRUARY 2, 2012 TO COMPLY OR A FINE OF \$150.00 PER DAY.  CLOSED. OWNERSHIP CHANGE.

**3. NEW CASES**

<b>3.1</b>	<b>CASE 2011-511</b>	OWNER(S): CHAO, MERLE M ADDRESS: 5111 SW 198 TERRACE FOLIO: 5039 35 08 0130 VIOLATION(S):  1).SHED IN DISREPAIR.	<b>STATUS:</b>  NOTICE OF HEARING ISSUED DECEMBER 29, 2011.  COMPLIED.
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<b>3.2</b>	<b>CASE 2011-478</b>	OWNER(S): MESTRE, MARIA ADDRESS: 5176 SW 145 AVENUE FOLIO: 5040 34 01 0360 VIOLATION(S):  1). OVERGROWN PROPERTY.	<b>STATUS:</b> NOTICE OF HEARING ISSUED SEPTEMBER 12, 2011.  COMPLIED.
<b>3.3</b>	<b>CASE 2011-616</b>	OWNER(S): DAENECKE, RONALD ADDRESS: 20311 SW 48 STREET FOLIO: 5039 35 03 0480 VIOLATION(S):  1). OPERATING A BOARDING HOUSE.	<b>STATUS:</b> NOTICE OF HEARING ISSUED NOVEMBER 15, 2011.  CONTINUED TO FEBRUARY 7, 2012 MEETING.  GIVEN UNTIL FEBRUARY 17, 2012 TO COMPLY OR FINE OF \$150.00 PER DAY. ADM. COSTS OF \$150.00 ASSESSED. RETURN TO MARCH 6, 2012 HEARING.
<b>3.4</b>	<b>CASE 2011-621</b>	OWNER(S): YOSEF, HAKIMI TR HAKIMI, YOSEF TRSTEE ADDRESS: VL N OF SHERIDAN ST/SW 185 WAY FOLIO: 5139 01 01 0632 VIOLATION(S):  1). FILL WITHOUT APPROVAL AND PERMIT.	<b>STATUS:</b> NOTICE OF HEARING ISSUED JANUARY 4, 2012.  GIVEN UNTIL APRIL 7, 2012 TO COMPLY OR FINE OF \$100.00 PER DAY. ADM. COSTS OF \$50.00 ASSESSED. RETURN TO MAY 1, 2012 HEARING.
<b>3.5</b>	<b>CASE 2011-629</b>	OWNER(S): SANCHEZ, CARMEN & ENI ADDRESS: 5400 SW 160 AVENUE FOLIO: 5040 32 01 0094 VIOLATION(S): 1). OPERATING A BOARDING HOUSE.	<b>STATUS:</b> NOTICE OF HEARING ISSUED DECEMBER 27, 2011.  COMPLIED.
<b>3.6</b>	<b>CASE 2011-631</b>	OWNER(S): ZAHLENE, BEATRIZ ADDRESS: VL ON SW 210 TERRACE FOLIO: 5039 34 01 0012 VIOLATION(S):  1). FILL WITHOUT APPROVAL AND PERMITS.	<b>STATUS:</b> NOTICE OF HEARING ISSUED DECEMBER 16, 2011. GIVEN UNTIL APRIL 7, 2012 TO COMPLY OR FINE OF \$100.00 PER DAY. ADM. COSTS OF \$150.00 ASSESSED. RETURN TO MAY 1, 2012 HEARING.

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<b>3.7</b>	<b>CASE 2011-657</b>	OWNER(S): JANGDA, ABDUL & NAFISA ADDRESS: 4610 SW 178 AVENUE FOLIO: 5040 30 09 0010 VIOLATION(S):  1). DAMAGED TREE IN RIGHT OF WAY.	<b>STATUS:</b> NOTICE OF HEARING ISSUED DECEMBER 27, 2011.  GIVEN UNTIL APRIL 7, 2012 TO COMPLY OR FINE OF \$100.00 PER DAY. ADM. COSTS OF \$75.00 ASSESSED. RETURN TO MAY 1, 2012 HEARING.
<b>3.8</b>	<b>CASE 2011-694</b>	OWNER(S): GONZALEZ, ALEXEY B H/E GONZALEZ, OLGA M ADDRESS: 6310 SW 185 WAY FOLIO: 5139 01 01 0085 VIOLATION(S):  1). WORK WITHOUT APPROVAL AND PERMITS (DRIVEWAY).	<b>STATUS:</b> NOTICE OF HEARING ISSUED JANUARY 4, 2012.  CONTINUED TO MARCH 6, 2012 HEARING.
<b>3.9</b>	<b>CASE 2011-696</b>	OWNER(S): NEW TESTAMENT BAPTIST CHURCH ADDRESS: 13900 GRIFFIN ROAD FOLIO: 5040 27 03 0010 VIOLATION(S):  1). ANIMALS CAUSING NUISANCE.	<b>STATUS:</b> NOTICE OF HEARING ISSUED JANUARY 17, 2012.  COMPLIED

**4. CITATIONS**

<b>4.1</b>	<b>CASE 2011A- 230</b>	OWNER(S): THOMPSON, CARMEN ADDRESS: 5900 SW 198 TERRACE FOLIO: 5039 35 08 0340 VIOLATION(S):  1). ALARM ORDINANCE.	<b>STATUS:</b> CITATION ISSUED DECEMBER 12, 2011.  <i>PAID</i>
<b>4.2</b>	<b>CASE 2011A- 573</b>	OWNER(S): KEANE, PATRICK & ELEANOR ADDRESS: 16600 SW 52 PLACE FOLIO: 5040 32 08 0010 VIOLATION(S):  1). ALARM ORDINANCE.	<b>STATUS:</b> CITATION ISSUED DECEMBER 12, 2011.  <i>PAID</i>

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4.3	<b>CASE 2011A- 587</b>	OWNER(S): BELLMAN, RALPH ADDRESS: 4610 SW 166 AVENUE FOLIO: 5040 32 05 1100 VIOLATION(S):  1). ALARM ORDINANCE.	<b>STATUS:</b> CITATION ISSUED DECEMBER 13, 2011.  <i>PAID</i>
4.4	<b>CASE 2011A- 591</b>	OWNER(S): WILLIAMS, BARBARA ADDRESS: 4511 SW 133 AVENUE FOLIO: 5040 26 01 0020 VIOLATION(S):  1). ALARM ORDINANCE.	<b>STATUS:</b> CITATION ISSUED DECEMBER 12, 2011.  <i>PAID</i>
4.5	<b>CASE 2011C- 641</b>	OWNER(S): R & R DEVELOPER CORP ADDRESS: 5150 SW 124 AVENUE FOLIO: 5040 35 01 0015 VIOLATION(S):  1). OBJECTS (SIGN) IN RIGHT OF WAY.	<b>STATUS:</b> CITATION ISSUED DECEMBER 9, 2011.  <i>PAID</i>
4.6	<b>CASE 2011C- 623</b>	OWNER(S): SAADA, REGINA ADDRESS: VL S OF 6501 SW 185 WAY FOLIO: 5139 01 01 0311 VIOLATION(S):  1). FAILURE TO MAINTAIN RIGHT OF WAY.	<b>STATUS:</b> CITATION ISSUED DECEMBER 28, 2011.  <i>ASSESSED COSTS OF \$250.00 PLUS \$150.00 IN ADM. COSTS.  TOTAL DUE = \$400.00</i>
4.7	<b>CASE 2012C- 002</b>	OWNER(S): TYSON, ALBERTHA ADDRESS: 5625 SW 163 AVENUE FOLIO: 5040 32 04 0133 VIOLATION(S):  1). BULK TRASH.	<b>STATUS:</b> CITATION ISSUED JANUARY 12, 2012.  <i>ASSESSED COSTS OF \$450.00 PLUS \$150.00 IN ADM. COSTS.  TOTAL DUE = \$600.00</i>

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**5. FORECLOSURE AUTHORIZATION**

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

<b>7.1</b>	<b>CASE</b> <b>2009-401</b>	OWNER(S): SALSURY, ROBERT H/E HELEN ADDRESS: 5151 SW 190 AVENUE FOLIO: 5039 36 10 0130 VIOLATION(S):  1). PLUMBING WORK DONE WITHOUT PERMITS.	<b>STATUS:</b>  DAILY LIEN AND FINE OF \$100.00 PER DAY BEGAN ON JANUARY 8, 2010 UNTIL APRIL 1, 2010.  LIEN AMOUNT = \$8,300.00  MITIGATING CIRCUMSTANCES LIEN AMOUNT NOW DUE = \$2,500.00.
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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).