

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
MARCH 4, 2014
9:00 A.M.**

1. CALL SESSION TO ORDER

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

2.1	CASE 2013 - 466	OWNER(S): AMORTEGUI, ANDRES M, AMORTEGUI ADDRESS: 5531 DYKES ROAD FOLIO: 5040 32 04 0031 VIOLATION(S): 1). WORK DONE WITHOUT A PERMIT	STATUS: GIVEN UNTIL FEBRUARY 6, 2014 FOR COMPLIANCE OR A FINE OF \$100.00 PER DAY
2.2	CASE 2013 - 593	OWNER(S): MAKLAD, HAD EL HALABI PEREZ ANIMARY CAROLINA PETCOVICH ADDRESS: 14980 S SAXON CIRCLE FOLIO: 5040 33 02 0170 VIOLATION(S): 1). WORK WITHOUT A PERMIT (SHED)	STATUS: GIVEN UNTIL FEBRUARY 6, 2014 TO COMPLY OR FINE OF \$100.00 PER DAY. COMPLIED PRIOR TO THE HEARING
2.3	CASE 2013 - 613	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	STATUS: CONTINUED FROM FEBRUARY 4, 2014 COMPLIED PRIOR TO THE HEARING

3. NEW CASES

3.1	CASE 2013-539	OWNER(S): DIVITA, MARIANNE A & RICK A ADDRESS: 5300 SW 162 AVE FOLIO: 5040 32 01 0061 VIOLATION(S): 1). TREES OVERGROWN ON THE EAST PROPERTY LINE (PINE TREES)	STATUS: GIVEN UNTIL NOVEMBER 16, 2013 TO CORRECT
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3.2	CASE 2013 – 590	OWNER(S): AHMED, ARIF & SADAF ADDRESS: 13441 LURAY ROAD FOLIO: 5140 02 05 0020 VIOLATION(S): 1). PROPERTY IS OVERGROWN	STATUS: GIVEN UNTIL NOVEMBER 23, 2013 TO CORRECT
3.3	CASE 2013 - 673	OWNER(S): AMERIGAS, PROPANE LP ADDRESS: CORPORATE ADDRESS FOLIO: NONE VIOLATION(S): 1). FAILURE TO PROVIDE LIST OF EXEMPTIONS LOCATIONS, PROVIDE DETAIL UTILITY TAX RECORDS TO WIT: RECEIPTS AND PROOF OF UTILITY TAX EXEMPTIONS	STATUS: GIVEN UNTIL JANUARY 2. 2014 TO CORRECT
3.4	CASE 2013 - 676	OWNER(S): SWRANCHES 17490 LLC ADDRESS: V LOT E OF 17490 SW 70 PLACE FOLIO: 5140 06 04 0233 VIOLATION(S): 1). VIOLATION OF THE NIGHT SKY ORDINANCE (LIGHTS ON FENCE)	STATUS: GIVEN UNTIL JANUARY 18, 2014 TO CORRECT
3.5	CASE 2013 – 677	OWNER(S): SWRANCHES 17490 LLC ADDRESS: 17490 SW 70 PL FOLIO: 5140 06 04 0232 VIOLATION(S): 1). VIOLATION OF THE NIGHT SKY ORDINANCE (LIGHTS ON FENCE)	STATUS: GIVEN UNTIL JANUARY 18, 2014 TO CORRECT

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3.6	CASE 2013 - 696	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA INC ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S): 1). PROPERTY IS OVERGROWN	STATUS: GIVEN UNTIL JANUARY 6, 2014 TO CORRECT COMPLIED PRIOR TO THE HEARING
3.7	CASE 2013 - 707	OWNER(S): ORLANDO J SOWMA REV TR SOWMA ORLANDO J TRSTEE ADDRESS: V LOT W OF 18070 SW 70 PL FOLIO: 5140 06 03 0180 VIOLATION(S): 1). PROPERTY IS OVERGROWN	STATUS: GIVEN UNTIL JANUARY 13, 2014 TO CORRECT
3.8	CASE 2014 - 004	OWNER(S): CROSBY FINANCIAL LLC ADDRESS: 5310 W SAXON CIRCLE FOLIO: 5040 33 02 0630 VIOLATION(S): 1). PROPERTY IS OVERGROWN	STATUS: GIVEN UNTIL JANUARY 18, 2014 TO CORRECT COMPLIED PRIOR TO THE HEARING
3.9	CASE 2014 - 022	OWNER(S): GARBARINO, DANINE M ADDRESS: 20311 SW 48 STREET FOLIO: 5039 35 03 0480 VIOLATION(S): 1). FILL WITHOUT PERMIT AND WORK WITHOUT A PERMIT	STATUS: GIVEN UNTIL JANUARY 25, 2014 TO CORRECT
3.10	CASE 2014 - 037	OWNER(S): TARAZONA, MARCO AURELIO JR TARAZONA, NATALIE ANN ADDRESS: 19801 STIRLING ROAD FOLIO: 5039 35 07 0010 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY (FENCE)	STATUS: GIVEN UNTIL FEBRUARY 8, 2014 TO CORRECT

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3.11	CASE 2014 - 047	OWNER(S): ZAHLENE, BEATRIZ ADDRESS: V LOT SW CORNER OF 210 TERRACE AND 50 STREET FOLIO: 5039 34 01 0012 VIOLATION(S): 1). PARKING ON VACANT LOT 2). EQUIPMENT AND MATERIAL ON PROPERTY WITHOUT A PERMIT	STATUS: GIVEN UNTIL FEBRUARY 8, 2014 TO CORRECT COMPLIED PRIOR TO THE HEARING
3.12	CASE 2014 - 098	OWNER(S): PERDOMO, MERCEDES ADDRESS: 6901 HOLATEE TRAIL FOLIO: 5140 03 01 0408 VIOLATION(S): 1). PROPERTY IS OVERGROWN	STATUS: GIVEN UNTIL FEBRUARY 20, 2014 TO CORRECT
3.13	CASE 2014 - 105	OWNER(S): ALTERNATE FAMILY HOLDING LLC ADDRESS: 20250 SW 50 PL FOLIO: 5039 35 03 0730 VIOLATION(S): 1). POOL MUST HAVE 4' HIGH FENCE WITH SELF-CLOSING SELF-LATCHING GATES 2). PARKING OR STORAGE OF VEHICLES ON SWALE, STREET RIGHT-OF-WAY OR EASEMENT	STATUS: GIVEN UNTIL FEBRUARY 17, 2014 TO CORRECT

4. CITATIONS

4.1	CASE	OWNER(S): ADDRESS: FOLIO: VIOLATION(S): 1).	STATUS:
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5. FORECLOSURE AUTHORIZATION

5.1	CASE 2001 1027	<p>OWNER(S): PEREZ-RANGEL, DOMINGO A ADDRESS: 6500 SW 148 AVE FOLIO: 5140 03 01 0174 VIOLATION(S):</p> <p>1). CLEARING/FILLING/EXCAVATING PROPERTY WITHOUT A PERMIT 2). JUNK AND TRASH ON THE PROPERTY</p>	<p>STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON DECEMBER 6, 2013, CONTINUED FROM JANUARY 7, 2014</p> <p>OUTSTANDING LIEN IN THE AMOUNT OF \$226,500.00</p>
5.2	CASE 2002 1075	<p>OWNER(S): BOVE, ROSINA ADDRESS: 4700 SW 130 AVE FOLIO: 5040 26 00 0261 VIOLATION(S):</p> <p>1). OVERGROWN PROPERTY</p>	<p>STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON FEBRUARY 25, 2014,</p> <p>OUTSTANDING LIEN IN THE AMOUNT OF \$50,300.00</p>
5.3	CASE 03 - 2105	<p>OWNER(S): VELEZ, ROBERTO LAURENTIIS, CLAUDIA DE ADDRESS: 13920 MUSTANG TRAIL FOLIO: 5140 03 01 0451 VIOLATION(S):</p> <p>1). OVERGROWN PROPERTY</p>	<p>STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON FEBRUARY 4, 2014,</p> <p>OUTSTANDING LIEN IN THE AMOUNT OF \$2,800.00</p>
5.4	CASE 04 - 1012	<p>OWNER(S): SHOMAR, SHADI & JOSEPH ADDRESS: 18200 BLOCK OF SW GRIFFIN ROAD FOLIO: 5040 30 00 0020 AND 5040 30 00 0030 VIOLATION(S):</p> <p>1). CLEARING/FILLING/EXCAVATION NO PERMIT</p>	<p>STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON JANUARY 28, 2014,</p> <p>OUTSTANDING LIEN IN THE AMOUNT OF \$2,800.00</p>

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5.5	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 FORECLOSE LIEN ISSUED ON DECEMBER 6, 2013 OUTSTANDING LIEN IN THE AMOUNT OF \$4,100.00
5.6	CASE 06- 1002	OWNER(S): MYSTIC TRUST LLC ADDRESS: V LOT AT 4800 BLOCK SW 178 AVE FOLIO: 5040 30 00 0420 VIOLATION(S): 1). PROPERTY IS OVERGROWN 2). POOL IN DISREPAIR	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON FEBRUARY 25, 2014 PAYMENT OF LIEN PRIOR TO THE HEARING.
5.7	CASE 2012C-081	OWNER(S): JODANSI PROPERTIES LLC ADDRESS: 13020 GRIFFIN ROAD FOLIO: 5040 26 14 0090 VIOLATION(S): 1). ALLOWING ANIMALS TO BECOME A NUISANCE	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON FEBRUARY 3, 2014 PAYMENT OF LIEN PRIOR TO THE HEARING.
5.8	CASE 2012 - 203	OWNER(S): JULIO ROQUE ADDRESS: V LOT 5 ON SW 64 CT N OF 16901 SW 66 STREET FOLIO: 5140 05 17 0050 VIOLATION(S): 1). OVERGROWN PROPERTY	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON MARCH 4, 2014, OUTSTANDING LIEN IN THE AMOUNT OF \$2,600.00
5.9	CASE 2012A - 229	OWNER(S): QUINTANO, GILBERTO ADDRESS: 4810 SW 198 TERRACE FOLIO: 5039 35 08 0021 VIOLATION(S): 1). ALARM VIOLATION	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON FEBRUARY 4, 2014, OUTSTANDING LIEN IN THE AMOUNT OF \$600.00

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5.10	CASE 2012C 005	-	OWNER(S): ZACCO, MICHELLE M ADDRESS: V LOT E OF 17101 SW 66 STREET FOLIO: 5140 05 01 0093 VIOLATION(S): 1). BULK OUT ON A VACANT LOT	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON FEBRUARY 3, 2014, PAYMENT OF LIEN PRIOR TO THE HEARING.
5.11	CASE 2012A 418	-	OWNER(S): LOPEZ, REMONDE ADDRESS: 13000 MUSTANG TRAIL FOLIO: 5140 02 01 0371 VIOLATION(S): 1). ALARM VIOLATION	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON FEBRUARY 25, 2014, OUTSTANDING LIEN IN THE AMOUNT OF \$600.00

6. BSO COMMERCIAL MOTOR VEHICLE CITATIONS

6.1	CASE		OWNER(S): ADDRESS: FOLIO: VIOLATION(S): COMMERCIAL MOTOR VEHICLE CITATION	STATUS:
	BSO SW			

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).