

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

MINUTES

1. CALL SESSION TO ORDER

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

| | | | |
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| 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 \$250.00 PER DAY. IMPOSED PENALTY OF \$100.00 FROM FEBRUARY 6, 2014 |
| 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 |
| 2.2 | 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

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| 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 | STATUS: GIVEN UNTIL NOVEMBER 16, 2013 TO CORRECT FOUND IN VIOLATION GIVEN 60 DAYS TO COMPLY |
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| | | PROPERTY LINE (PINE TREES) | OR \$100.00 PER DAY, AND \$150.00 ADMINISTRATIVE FEE |
| 3.2 | CASE 2013 - 590 | OWNER(S): AHMED, ARIF & SADAF ADDRESS: 13441 LURAY ROAD FOLIO: 5140 02 05 0020 VIOLATION(S): 1). WORK WITHOUT A PERMIT | STATUS: GIVEN UNTIL NOVEMBER 23, 2013 TO CORRECT COMPLIED PRIOR TO CORRECTION |
| 3.3 | CASE 2013 - 673 | OWNERR(S): AMERIGAS, PROPANE LP ADDRESS: CORPORATE ADDRESS FOLIO: NONE VIOLATION(S): 1). FAILURE TO PROVIDE LIST OF EXEMPTIOS LOCATIONS, PROVIDE DETAIL UTILITY TAX RECORDS TO WIT: RECEIPTS AND PROOF OF UTILITY TAX EXEMPTIOS | STATUS: GIVEN UNTIL JANUARY 2, 2014 TO CORRECT CONTINUED TO APRIL 1, 2014 |
| 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 COMPLIED PRIOR TO THE HEARING |
| 3.5 | CASE 2013 - 677 | OWNER(S): SWRANCHES 17490 LLC ADDRESS: 17490 SW 70 PLACE 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 COMPLIED PRIOR TO THE HEARING |

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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 PLACE FOLIO: 5140 06 03 0180 VIOLATION(S): 1). PROPERTY IS OVERGROWN 2). FILL ON THE PROPERTY NO PERMIT | STATUS: GIVEN UNTIL JANUARY 13, 2014 TO CORRECT FOUND IN VIOLATION GIVEN 30 DAYS TO COMPLY OR A FINE OF \$100.00 PER DAY IF NO COMPLIANCE, NO ADMINISTRATIVE FEE |
| 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, DANINO M ADDRESS: 20311 SW 48 STREET FOLIO: 5039 35 03 0480 VIOLATION(S): 1). FILL WITHOUT A PERMIT AND WORK WITHOUT A PERMIT | STATUS: GIVEN UNTIL JANUARY 25, 2014 TO CORRECT GIVEN 60 DAYS TO COMPLY OR A FINE OF \$100.00, NO ADMINISTRATIVE FEES |
| 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): | STATUS: GIVEN UNTIL FEBRUARY 8, 2014 TO CORRECT COMPLIED PRIOR TO THE HEARING |

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| | | 1). OVERGROWN PROPERTY | |
| 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 FOUND IN VIOLATION, GIVEN 10 DAYS OR A FINE OF \$100.00 PER DAY AND \$150.00 ADMINISTRATIVE FEE |
| 3.13 | CASE 2014 - 105 | OWNER(S): ALTERNATIVE 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 (COMPLIED PRIOR TO THE HEARING) | STATUS: GIVEN UNTIL FEBRUARY 17, 2014 TO CORRECT FOUND IN VIOLATION FOR ITEM 1), GIVEN 10 DAYS TO INSTALL OR A FINE OF \$250.00 PER DAY AND A \$150.00 ADMINISTRATIVE FEE. |
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4. CITATIONS

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

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| 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 AUTHORIZATION FOR FORECLOSURE ISSUED |
| 5.2 | CASE 2002 - 1075 | OWNER(S): BOVE, ROSINA ADDRESS: 4700 SW 130 AVE FOLIO: 5040 26 00 0261 VIOLATION(S): 1). OVERGROWN PROPERTY | STATUS: NOTICE OF INTENT TO FORECLOSURE ISSUE ON FEBRUARY 25, 2014 CONTINUANCE REQUEST AUTHORIZED TO THE APRIL 1, 2014 HEARING |
| 5.3 | CASE 03 - 2105 | OWNER(S): VELEZ, ROBERTO LAURENTIIS, CLAUDIA DE ADDRESS: 13920 MUSTANG TRAIL FOLIO: 5140 03 01 0451 VIOLATION(S): 1). OVERGROWN PROPERTY | STATUS: NOTICE OF INTENT TO FORECLOSE ISSUE ON FEBRUARY 4, 2014 FORECLOSURE AUTHORIZATION ISSUED |

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| 5.4 | CASE 04 - 1012 | OWNER(S): SHOMAR, SHADI & JOSEPH ADDRESS: 18200 BLOCK OF SW GRIFFIN ROAD FOLIO: 5040 30 00 0020 AND 5040 30 00 0030 VIOLATION(S): 1). CLEARING/FILLING/EXCAVATION NO PERMIT | STATUS: NOTICE OF INTENT TO FORECLOSE ISSUED ON JANUARY 28, 2014 CONTINUED TO MAY 6, 2014 |
| 5.5 | CASE 2004 - 1058 | OWNER(S): OTICENTRO INC. ADDRESS: 6500 SW 148 AVE FOLIO: 5140 03 01 0174 VIOLATION(S): 1). CLEARING/FILLING/EXCAVATION NO PERMIT | STATUS: NOTICE OF INTENT TO FORECLOSE ISSUED ON DECEMBER 6, 2013 FORECLOSURE AUTHORIZATION ISSUED |
| 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 ISSUED ON FEBRUARY 25, 2014 PAYMENT OF LIEN PRIOR TO THE HEARING |
| 5.6 | 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 ISSUED ON FEBRUARY 3, 2014 PAYMENT OF LIEN PRIOR TO THE HEARING |
| 5.7 | 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 ISSUED ON FEBRUARY 3, 2014 FORECLOSURE AUTHORIZATION ISSUED |

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| 5.8 | CASE 2012A - 229 | 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 ISSUED ON FEBRUARY 3, 2014 PAYMENT OF LIEN PRIOR TO THE HEARING |
| 5.9 | 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 ISSUED ON FEBRUARY 25, 2014 PAYMENT OF LIEN PRIOR TO THE HEARING |

6. BSO COMMERCIAL MOTOR VEHICLE CITATIONS

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

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).