

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
MAY 1, 2012
9:00 A.M.

MINUTES

1. CALL SESSION TO ORDER

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

2.1	CASE 2011-657	OWNER(S): JANGDA, ABDUL & NAFISA ADDRESS: 4610 SW 178 AVE FOLIO: 5040 30 09 0010 VIOLATION(S): 1). DAMAGED TREES ON THE RIGHT OF WAY ALONG 178 AVENUE (3 TREES).	STATUS: GIVEN UNTIL APRIL 7, 2012 TO COMPLY OR FINE OF \$100.00 PER DAY IMPOSED PENALTY AND LIEN.
2.2	CASE 2012-021	OWNER(S): EUGENE, JEAN GINST EST % SOLITA EUGENE ADDRESS: 5921 SW 196 LANE FOLIO: 5039 36 07 0010 VIOLATION(S): 1). PROPERTY IS OVERGROWN.	STATUS: GIVEN UNTIL APRIL 5, 2012 OR \$100.00 PER DAY. IMPOSED PENALTY AND LIEN.
2.3	CASE 2012-047	OWNER(S): COHEN MORDECHAI ADDRESS: 17490 SW 70 PL FOLIO: 5140 06 04 0232 VIOLATION(S); 1). POOL FENCE MISSING, POOL MUST HAVE A 4' HIGH FENCE WITH SELF-CLOSING, SELF-LATCHING GATES. (CHILD FENCES SHALL NOT BE USED IN LIEU OF THESE REQUIREMENTS)	STATUS: GIVEN UNTIL MAY 1, 2012 TO COMPLY OR FINE OF \$150.00 PER DAY IMPOSED PENALTY AND LIEN.
2.4	CASE 2012 – 054	OWNER(S): GILLETTE, JAMES R & LITA R ADDRESS: 17901 SW 66 ST FOLIO: 5140 06 15 0020 VIOLATION(S): 1). POOL NOT MAINTIANED 2). FICUS OVERGROWN	STATUS: ORDER OF CONTINUANCE ISSUED ON MARCH 6, 2012 COMPLIED.

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3. NEW CASES

3.1	CASE 2011-060	OWNER(S): KIDWELL, GEORGE H & DORIS L ADDRESS: 4910 SW 199 AVE FOLIO: 5039 35 04 0250 VIOLATION(S): 1). POOL MUST HAVE FENCE AROUND ALL SIDES (ONE SIDE DOES NOT HAVE FENCE)	STATUS: GIVEN UNTIL MARCH 26, 2012 TO CORRECT COMPLIED.
3.2	CASE 2012-067	OWNER(S): NAM RANCHES LLC ADDRESS: 5121 SW 170 AVE FOLIO: 5040 32 02 0126 VIOLATION(S): 1). CLEARING / GRADING / FILLING DONE WITHOUT A PERMIT OR APPROVAL	STATUS: CONTINUED TO THE JUNE 5, 2012 HEARING.
3.3	CASE 2012 – 093	OWNERR(S): RIVERA, ANNA MARIA ADDRESS: 20500 SW 50 PLACE FOLIO: 5039 35 03 0210 VIOLATION(S): 1). TREE ALONG 50 TH PLACE OVERGROWN UNTO STREET AND LOW HEIGHT	STATUS: GIVEN UNTIL MARCH 5, 2012 TO CORRECT COMPLIED.
3.4	CASE 2012 - 098	OWNER(S): WELLS FARGO BANK NA TRSTEE ADDRESS: 5101 SW 186 AVE FOLIO: 5039 36 01 0143 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY CUT, OVERGROWN LOT IN THE REAR OF PROPERTY 2). FAILURE TO MAINTAIN POOL	STATUS: GIVEN UNTIL MARCH 8, 2012 TO CORRECT. GIVEN 10 DAYS OR UNTIL MAY 11, 2012 TO CORRECT OR A FINE OF \$150.00 PER DAY AND A \$150.00 ADMINISTRATIVE FEE ASSESSED. RETURN TO JUNE 5, 2012 HEARING
3.5	CASE 2012 – 102	OWNER(S): LUPO, SEBASTIAN REV LIV TR ADDRESS: 4610 SW LUPO LANE FOLIO: 5040 26 04 0020 VIOLATION(S): 1). REAR OF PROPERTY OVERGROWN	STATUS: GIVEN UNTIL MARCH 16, 2012 TO CORRECT COMPLIED.

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3.6	CASE 2012 – 133	OWNER(S): CASTRO, BARBARA & ERIC ADDRESS: 4950 SW 145 AVE FOLIO: 5040 34 01 0333 VIOLATION(S): 1). CLEARING/GRADING/FILLING WITHOUT A PERMIT APPROVAL AND PERMIT	STATUS: GIVEN UNTIL MARCH 23, 2012 TO CORRECT COMPLIED.
3.7	CASE 2012-136	OWNER(S): BANK OF AMERICA ADDRESS: 5775 SW 130 AVE FOLIO: 5040 35 09 0030 VIOLATION(S): 1). FAILURE TO OBTAIN A CERTIFICATE OF USE TO OPERATE A HORSE RINK	STATUS: GIVEN UNTIL MARCH 23, 2012 TO CORRECT. GIVEN 30 DAYS TO COMPLY OR UNTIL JUNE 1, 2012 TO CORRECT OR A \$100.00 PER DAY FINE AND \$150.00 ADMINISTRATIVE FEE. RETURN TO JUNE 5, 2012 HEARING
3.8	CASE 2012 – 141	OWNER(S): WESTFORD PROPERTIES LLC ADDRESS: 4601 SW 126 AVE FOLIO: 5040 26 00 0222 VIOLATION(S): 1). FAILURE TO OBTAIN CERTIFICATE OF USE TO OPERATE BUSINESS 2). COMMERCIAL VEHICLE AND OR EQUIPMENT PARKED ON THE PROPERTY (TRAILER) 3). FAILRE TO MAINTAIN PROPERTY, PROPERTY HAS JUNK AND TRASH (TRAILER AND OTHER ITEMS).	STATUS: GIVEN UNTIL MARCH 25, 2012 TO CORRECT COMPLIED.
3.9	CASE 2012-144	OWNER: OTMANE, BEATA S & OTMANE, LAHOUARI S ADDRESS: 5950 SW 172 AVE FOLIO: 5040 32 03 0010 VIOLATION(S): 1). WORK BEING DONE WIHTOUT A PERMIT (BATHROOM) 2). MOTOR HOME BEING USED FOR LIVING PURPOSES (CORRECTION)	STATUS: GIVEN UNTIL APRIL 6, 2012 TO CORRECT. CONTINUED TO THE JUNE 5, 2012 HEARING.

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3.10	CASE 2012-150	OWNER(S): EVANS FINANCIAL SERVICES LTD ADDRESS: 5591 SW 130 AVE FOLIO: 5040 35 01 0030 VIOLATION(S): 1). FAILURE TO OBTAIN A CERTIFICATE OF USE (SALE OF ALCOHOL).	STATUS: GIVEN UNTIL APRIL 12, 2012 TO CORRECT FOUND IN VIOLATION, \$150.00 ADMINISTRATIVE FEE
3.11	CASE 2012 – 183	OWNER(S): WESTFORD PROPERTIES LLC C/O KALAM, EMILIES M ADDRESS: 4601 SW 126 AVE FOLIO: 5040 26 00 0222 VIOLATION(S): 1). CLEARING/GRADING/FILLING WITHOUT APPROVAL AND PERMIT(S)	STATUS: GIVEN UNTIL APRIL 19, 2012 TO CORRECT COMPLIED.
3.12	CASE 2012 – 189	OWNER(S); WESTFORD PROPERTIES LLC ADDRESS: 4601 SW 126 AVE FOLIO: 5040 26 00 1222 VIOLATION(S): 1), STRUCTURE BUILT WITHOUT A PERMIT ON THE SOUTHEAST SIDE OF THE PROPERTY	STATUS: GIVEN UNTIL APRIL 22, 2012 TO CORRECT COMPLIED.
3.13	CASE 2012-201	OWNER(S): ADRIANI, MARIO & CHRISTINE ADDRESS: 13351 LURAY ROAD FOLIO: 5140 02 01 0133 VIOLATION(S): 1). OUTDOOR EVENT WITHOUT APPROVAL AND PERMITS.	STATUS IRREPARABLE/IRREVERSIBLE ASSESSED \$3,500.00 FINE AND \$150.00 ADMINISTRATIVE FEE DUE. TOTAL DUE \$3,650.00

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4. CITATIONS

4.1	CASE 2012c- 119	<p>OWNER(S): DORADO, LAZARO & GEORGINA ADDRESS: 5711 SW 196 LANE FOLIO: 5039 36 07 0090 VIOLATION(S):</p> <p>1). UNATHORIZED USE OF THE RIGHT OF WAY/SWALE WITHOUT A PERMIT (DIRT AND SAND MOUNDS ON THE STREET).</p>	<p>STATUS: CITATION ISSUED MARCH 5, 2012</p> <p>ASSESSED, \$250.00 FINE AND \$150.00 ADMINISTRATIVE FEE DUE.</p> <p>TOTAL DUE: \$400.00</p>
4.2	CASE 2012c- 152	<p>OWNER(S): LAING, RONALD & LAING CAROLYN R LAING & C LAING REV FAM TR ADDRESS: 17210 SW 58 STREET FOLIO: 5040 31 01 0541 VIOLATION(S):</p> <p>1). DOGS AT LARGE PERMITTING ANIMALS TO COMMIT NUISANCE.</p>	<p>STATUS: CITATION ISSUED ON MARCH 27, 2012</p> <p>ASSESSED, \$500.00 FINE AND \$150.00 ADMINISTRATIVE FEE DUE.</p> <p>TOTAL DUE: \$650.00</p>
4.3	CASE 2012c- 179	<p>OWNER(S); WILKINGSON, CURTIS E & ALSIA B ADDRESS: 4800 SW 198 TERRACE FOLIO: 5039 35 08 0020 VIOLATION(S):</p> <p>1). FAILURE TO OBTAIN AN EVENT PERMIT PRIOR TO EVENT.</p>	<p>STATUS: CITATION ISSUED ON APRIL 2, 2012</p> <p>PAID.</p>

5. FORECLOSURE AUTHORIZATION

5.1	CASE 2010-405	<p>OWNER(S): ZORMA BROWARD PF23 CORP ADDRESS: 5775 SW 130 AVE FOLIO: 5040 35 09 0010 VIOLATION(S):</p> <p>1). ANIMAL(S) EXCEED THE AMOUNT ALLOWED 2). FAILURE TO MAINTAIN ROOF 3). STORAGE OF MANURE 4). LIGHTING CREATING A NUISANCE</p>	<p>STATUS: NOTICE OF INTENT TO LIEN AND FORCLOSURE ISSUED ON MARCH 19, 2012</p> <p>OUTSTANDING LIEN IN THE AMOUNT OF \$11,900.00</p> <p>DUE TO EXTENUATING CIRCUMSTANCES FINE REDUCED BY MAGISTRATE TO \$5,000.00, GIVEN 60 DAYS TO PAY.</p>
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5.2	CASE 2010-452	OWNER(S): ZORMA BROWARD PF23 CORP ADDRESS: 5775 SW 130 AVE FOLIO: 5040 35 09 0010 VIOLATION(S): 1). WORK BEING DONE WITHOUT A PERMIT 2). STRUCTURE IN THE SETBACK 3). RECREATIONAL VEHICLE(S)/TRAILER(S) MUST BE REGISTERED TO OWNER OR LESSEE OR PROPERTY	STATUS: NOTICE OF INTENT TO LIEN AND FORCLOSURE ISSUED ON MARCH 19, 2012 OUTSTANDING LIEN IN THE AMOUNT OF \$29,750.00 DUE TO EXTENUATING CIRCUMSTANCES FINE REDUCED BY MAGISTRATE TO \$10,000.00, GIVEN 60 DAYS TO PAY.
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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).