

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  
JUNE 3, 2014  
9:00 A.M.**

**1. CALL SESSION TO ORDER**

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

2.1	<b>CASE 2013 - 440</b>	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	<b>STATUS:</b> GIVEN UNTIL MAY 16, 2014 FOR CORRECTION  <b>CORRECTION PRIOR TO THE REQUIRED DATE</b>
2.2	<b>CASE 2013 - 707</b>	OWNER(S): ORLANDO J SOWMA REV TR ADDRESS: V LOT W OF 18070 SW 70 PLACE FOLIO: 5140 06 03 0180 VIOLATION(S):  1). FILL NO PERMIT 2). PROPERTY IS OVERGROWN (CORRECTION)	<b>STATUS:</b> GIVEN UNTIL JUNE 2, 2014 FOR CORRECTION
2.3	<b>CASE 2014 - 049</b>	OWNER(S): SUNSHINE RANCH ESTATES LLC ADDRESS: V LOT S OF GRIFFIN ROAD ADJACENT TO WATER RETENTION AREA LOT 1 FOLIO: 5040 26 13 0010 VIOLATION(S):  1). OVERGROWN PROPERTY	<b>STATUS:</b> GIVEN UNTIL MAY 5, 2014 FOR CORRECTION  <b>CORRECTION PRIOR TO THE REQUIRED DATE</b>
2.4	<b>CASE 2014 - 050</b>	OWNER(S): SUNSHINE RANCH ESTATES LLC ADDRESS: V LOT S OF GRIFFIN ROAD ADJACENT TO WATER RETENTION AREA LOT 2 FOLIO: 5040 26 13 0020 VIOLATION(S):  1). OVERGROWN PROPERTY	<b>STATUS:</b> GIVEN UNTIL MAY 5, 2014 FOR CORRECTION  <b>CORRECTION PRIOR TO THE REQUIRED DATE</b>

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<b>2.5</b>	<b>CASE 2014 - 051</b>	OWNER(S): SUNSHINE RANCH ESTATES LLC ADDRESS: V LOT E OF 4700 SW 130 AVE LOT 3 FOLIO: 5040 26 13 0030 VIOLATION(S):  1). OVERGROWN PROPERTY	<b>STATUS:</b> GIVEN UNTIL MAY 5, 2014 FOR CORRECTION  <b>CORRECTION PRIOR TO  THE REQUIRED DATE</b>
<b>2.6</b>	<b>CASE 2014 - 052</b>	OWNER(S): SUNSHINE RANCH ESTATES LLC ADDRESS: V LOT E OF 4750 SW 130 AVE LOT 4 FOLIO: 5040 26 13 0040 VIOLATION(S):  1). OVERGROWN PROPERTY	<b>STATUS:</b> GIVEN UNTIL MAY 5, 2014 FOR CORRECTION  <b>CORRECTION PRIOR TO  THE REQUIRED DATE</b>
<b>2.7</b>	<b>CASE 2014 - 053</b>	OWNER(S): SUNSHINE RANCH ESTATES LLC ADDRESS: V LOT E OF 4800 SW 130 AVE LOT 5 FOLIO: 5040 26 13 0050 VIOLATION(S):  1). OVERGROWN PROPERTY	<b>STATUS:</b> GIVEN UNTIL MAY 5, 2014 FOR CORRECTION  <b>CORRECTION PRIOR TO  THE REQUIRED DATE</b>
<b>2.8</b>	<b>CASE 2014 - 054</b>	OWNER(S): SUNSHINE RANCH ESTATES LLC ADDRESS: V LOT E OF 5100 SW 130 AVE LOT 6 FOLIO: 5040 26 13 0060 VIOLATION(S):  1). OVERGROWN PROPERTY	<b>STATUS:</b> GIVEN UNTIL MAY 5, 2014 FOR CORRECTION  <b>CORRECTION PRIOR TO  THE REQUIRED DATE</b>
<b>2.9</b>	<b>CASE 2014 - 055</b>	OWNER(S): SUNSHINE RANCH ESTATES LLC ADDRESS: V LOT N OF 12811 SW 52 STREET LOT 7 FOLIO: 5040 26 13 0070 VIOLATION(S):  1). OVERGROWN PROPERTY	<b>STATUS:</b> GIVEN UNTIL MAY 5, 2014 FOR CORRECTION  <b>CORRECTION PRIOR TO  THE REQUIRED DATE</b>

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2.10	<b>CASE 2014 - 056</b>	OWNER(S): SUNSHINE RANCH ESTATES LLC ADDRESS: V LOT W OF 4671 SW 128 AVE LOT 8 FOLIO: 5040 26 13 0080 VIOLATION(S):  1). OVERGROWN PROPERTY	<b>STATUS:</b> GIVEN UNTIL MAY 5, 2014 FOR CORRECTION  <b>CORRECTION PRIOR TO THE REQUIRED DATE</b>
2.11	<b>CASE 2014 - 057</b>	OWNER(S): SUNSHINE RANCH ESTATES LLC ADDRESS: V LOT W OF 4661 SW 128 AVE LOT 9 FOLIO: 5040 26 13 0090 VIOLATION(S):  1). OVERGROWN PROPERTY	<b>STATUS:</b> GIVEN UNTIL MAY 5, 2014 FOR CORRECTION  <b>CORRECTION PRIOR TO THE REQUIRED DATE</b>
2.12	<b>CASE 2014 - 058</b>	OWNER(S): SUNSHINE RANCH ESTATES LLC ADDRESS: V LOT W OF 4601 SW 128 AVE LOT 11 FOLIO: 5040 26 13 0110 VIOLATION(S):  1). OVERGROWN PROPERTY	<b>STATUS:</b> GIVEN UNTIL MAY 5, 2014 FOR CORRECTION  <b>CORRECTION PRIOR TO THE REQUIRED DATE</b>
2.13	<b>CASE 2014 - 059</b>	OWNER(S): SUNSHINE RANCH ESTATES LLC ADDRESS: V LOT W OF 4601 SW 128 AVE FOLIO: 5040 26 13 0020 VIOLATION(S):  1). OVERGROWN PROPERTY	<b>STATUS:</b> GIVEN UNTIL MAY 5, 2014 FOR CORRECTION  <b>CORRECTION PRIOR TO THE REQUIRED DATE</b>
2.14	<b>CASE 2014 - 060</b>	OWNER(S): SUNSHINE RANCH ESTATES LLC ADDRESS: V LOT W OF 4601 SW 128 AVE LOT 12 FOLIO: 5040 26 13 0120 VIOLATION(S):  1). OVERGROWN PROPERTY	<b>STATUS:</b> GIVEN UNTIL MAY 5, 2014 FOR CORRECTION  <b>CORRECTION PRIOR TO THE REQUIRED DATE</b>

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<b>2.15</b>	<b>CASE 2014 - 061</b>	OWNER(S): SUNSHINE RANCH ESTATES LLC ADDRESS: V LOT S OF GRIFFIN ROAD, DEVELOPMENT CENTER RD PARCEL A FOLIO: 5040 26 13 0130 VIOLATION(S):  1). OVERGROWN PROPERTY	<b>STATUS:</b> GIVEN UNTIL MAY 5, 2014 FOR CORRECTION  <b>CORRECTION PRIOR TO THE REQUIRED DATE</b>
<b>2.16</b>	<b>CASE 2014 - 062</b>	OWNER(S): SUNSHINE RANCH ESTATES LLC ADDRESS: V LOT W OF 4601 SW 128 AVE FOLIO: 5040 26 13 0150 VIOLATION(S):  1). OVERGROWN PROPERTY	<b>STATUS:</b> GIVEN UNTIL MAY 5, 2014 FOR CORRECTION  <b>CORRECTION PRIOR TO THE REQUIRED DATE</b>
<b>2.17</b>	<b>CASE 2014 - 170</b>	OWNER(S): ALONSO, RICARDO LAZARO H/E ADDRESS: 17791 SW 46 STREET FOLIO: 5040 30 00 0240 VIOLATION(S):  1). CLEARING/GRADING/FILL NO PERMIT	<b>STATUS:</b> GIVEN UNTIL MAY 16, 2014 FOR CORRECTION OR A FINE OF \$100.00 PER DAY

**3. NEW CASES**

<b>3.1</b>	<b>CASE 2014 - 033</b>	OWNER(S): RIGOBERTO & AMPARO CID ADDRESS: V LOT ACROSS 5803 SW 210 AVE FOLIO: 5039 34 11 0010 VIOLATION(S):  1). FILLING OF RIGHT OF WAY NO PERMIT	<b>STATUS:</b> CONTINUED FROM MAY 6, 2014. GIVEN UNTIL FEBRUARY 8, 2014
<b>3.2</b>	<b>CODE CASE 2014- 048</b>	OWNER(S): VICTORY LANE HOMEOWNER'S ASSOCIATION ADDRESS: V LOT ALONG GRIFFIN ROAD WEST OF 128 AVE PARCEL B FOLIO: 5040 26 13 0140 VIOLATION(S):  1). OVERGROWN PROPERTY	<b>STATUS:</b> CONTINUED FROM MAY 6, 2014. GIVEN UNTIL FEBRUARY 8, 2014  <b>CORRECTION PRIOR TO THE REQUIRED DATE</b>

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<b>3.3</b>	<b>CODE CASE</b> <b>2014 -076</b>	OWNER(S): LINDA JAFFE ADDRESS: 14301 MUSTANG TRAIL FOLIO: 5140 03 01 0361 VIOLATION(S):  1).WORK WITHOUT A PERMIT (DRIVEWAY AND CONCRETE COLUMNS WITH ELECTRICAL WORK ON THE FRONT OF THE PROPERTY)	<b>STATUS:</b> CONTINUED FROM MAY 6, 2014. GIVEN UNTIL FEBRUARY 8, 2014
<b>3.4</b>	<b>CODE CASE</b> <b>2014 - 133</b>	OWNER(S): CAPO, DANIEL ADDRESS: 17120 SW 62 CT FOLIO: 5140 05 19 0030 VIOLATION(S):  1).WORK WITHOUT A PERMIT, INSTALLATION OF WALKWAY IN FRONT OF PROPERTY	<b>STATUS:</b> GIVEN UNTIL MARCH 14, 2014
<b>3.5</b>	<b>CODE CASE</b> <b>2014 - 158</b>	OWNER(S): SAAD, REGINA ADDRESS: V LOT ACROSS 6520 SW 185 WAY FOLIO: 5139 01 01 0311 VIOLATION(S):  1).FAILURE TO MAINTAIN PROPERTY FROM BEING OVERGROWN ALONG RIGHT OF WAY ON 185 WAY AND ON THE SOUTH AND NORTH PROPERTY LINE	<b>STATUS:</b> GIVEN UNTIL APRIL 4, 2014
<b>3.6</b>	<b>CODE CASE</b> <b>2014 - 167</b>	OWNER(S): WEZKIEWICZ, MICHAEL ADDRESS: 6521 SW 183 WAY FOLIO: 5140 06 02 0014 VIOLATION(S):  1).CLEARING/GRADING/FILLING BEING DOEN WITHOUT APPROVAL AND PERMITS	<b>STATUS:</b> GIVEN UNTIL APRIL 4, 2014  <b>CORRECTION PRIOR TO THE HEARING</b>

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3.7	<b>CASE</b> <b>2014 - 171</b>	OWNER(S): GARCIA, RAMON ADDRESS: 17331 SW 61 CT FOLIO: 5140 06 01 0092 VIOLATION(S):  1). LIVING IN RECREATIONAL VEHICLE WITHOUT A CERTIFICATE OF USE 2). CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	<b>STATUS:</b> GIVEN UNTIL APRIL 4, 2014 TO CORRECT  <b>CORRECTION PRIOR TO THE HEARING</b>
3.8	<b>CASE</b> <b>2014 - 188</b>	OWNER(S): GONZALEZ, ROBERT ADDRESS: 4928 SW 198 TERRACE FOLIO: 5039 35 08 0060 VIOLATION(S):  1). OPERATING A BUSINESS WITHOUT A CERTIFICATE OF USE	<b>STATUS:</b> GIVEN UNTIL APRIL 13, 2014 TO CORRECT  <b>CORRECTION PRIOR TO THE HEARING</b>
3.9	<b>CASE</b> <b>2014 - 189</b>	OWNER(S): FIOCCO, DAVID FIOCCO, DONNA LYNNE ADDRESS: 5400 HANCOCK ROAD FOLIO: 5040 34 01 0250 VIOLATION(S):  1). FAILURE TO MAINTAIN PROPERTY, GRASS IS OVERGROWN	<b>STATUS:</b> GIVEN UNTIL APRIL 19, 2014 TO CORRECT
3.10	<b>CASE</b> <b>2014 - 198</b>	OWNER(S): MARCOS A DELGADO CORP % CARLOS PILAR ADDRESS: 18901 SW 57 CT FOLIO: 5039 36 10 0470 VIOLATION(S):  1). OPERATING A NURSERY WITHOUT CERTIFICATE OF USE	<b>STATUS:</b> GIVEN UNTIL APRIL 15, 2014 TO CORRECT  <b>CORRECTION PRIOR TO THE HEARING</b>

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3.11	<b>CASE</b> <b>2014 - 199</b>	OWNER(S): BEZZINA, THERESA ADDRESS: 5500 SW 130 AVE FOLIO: 5040 35 01 0023 VIOLATION(S):  1). CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	<b>STATUS:</b> GIVEN UNTIL APRIL 14, 2014 TO CORRECT
3.12	<b>CASE</b> <b>2014FF - 222</b>	OWNER(S): BANK OF AMERICA ADDRESS: 15891 SHERIDAN STREET FOLIO: 5140 04 13 0021 VIOLATION(S):  1). FAILURE TO COMPLY WITH RESOLUTION 2012-031 – ANNUAL FIRE SAFETY INSPECTION FEE	<b>STATUS:</b> GIVEN UNTIL APRIL 19, 2014 TO CORRECT  <b>CORRECTION PRIOR TO THE HEARING</b>
3.13	<b>CASE</b> <b>2014FF - 223</b>	OWNER(S): BETHEDSA IN THE RANCHES ADDRESS: 13400 STIRLING ROAD FOLIO: 5140 02 01 0141 VIOLATION(S):  1). FAILURE TO COMPLY WITH RESOLUTION 2012-031 – ANNUAL FIRE SAFETY INSPECTION FEE	<b>STATUS:</b> GIVEN UNTIL APRIL 19, 2014 TO CORRECT  <b>CORRECTION PRIOR TO THE HEARING</b>
3.14	<b>CASE</b> <b>2014FF - 224</b>	OWNER(S): LANDWORK DEPOT INC ADDRESS: 4700 SW 195 TERRACE FOLIO: 5039 25 07 0020 VIOLATION(S):  1). FAILURE TO COMPLY WITH RESOLUTION 2012-031 – ANNUAL FIRE SAFETY INSPECTION FEE	<b>STATUS:</b> GIVEN UNTIL APRIL 19, 2014 TO CORRECT  <b>CORRECTION PRIOR TO THE HEARING</b>

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<b>3.15</b>	<b>CASE 2014FF - 225</b>	OWNER(S): SE PETRO ONE LLC ADDRESS: 15991 SHERIDAN STREET FOLIO: 5140 04 13 050 VIOLATION(S):  1). FAILURE TO COMPLY WITH RESOLUTION 2012-031 – ANNUAL FIRE SAFETY INSPECTION FEE	<b>STATUS:</b> GIVEN UNTIL APRIL 19, 2014 TO CORRECT  <b>CORRECTION PRIOR TO THE HEARING</b>
<b>3.16</b>	<b>CASE 2014FF – 226</b>	OWNER(S): NEW HOPE INC IN SOUTHWEST RANCHES ADDRESS: 6201 SW 160 AVE FOLIO: 5140 05 03 0010 VIOLATION(S):  1). FAILURE TO COMPLY WITH RESOLUTION 2012-031 – ANNUAL FIRE SAFETY INSPECTION FEE	<b>STATUS:</b> GIVEN UNTIL APRIL 19, 2014 TO CORRECT
<b>3.17</b>	<b>CASE 2014 - 263</b>	OWNER(S): AURORA LOAN SERVICES LLC ADDRESS: 4981 SW 186 AVE FOLIO: 5039 36 01 0151 VIOLATION(S):  1). FAILURE TO MAINTAIN PROPERTY FROM BECOMING OVERGROWN	<b>STATUS:</b> GIVEN UNTIL APRIL 4, 2014 TO CORRECT
<b>3.18</b>	<b>CASE 2014 - 270</b>	OWNER(S): NEW HOPE INC IN SOUTHWEST RANCHES ADDRESS: 6201 SW 160 AVE FOLIO: 5140 05 03 0010 VIOLATION(S):  1). SEWAGE WATER LEAKING AND SEEPING INTO NEIGHBOR'S PROPERTY	<b>STATUS:</b> GIVEN UNTIL MAY 4, 2014 TO CORRECT  <b>CORRECTION PRIOR TO THE HEARING</b>



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**4. CITATIONS**

<b>4.1</b>	<b>CASE 2014 - 277</b>	OWNER(S): THOMA, DENIM THOMAS SHANNON % TRACEY, PALEY THOMAS ADDRESS: 18951 SW 54 PLACE FOLIO: 5039 36 10 0300 VIOLATION(S):  1). BULK OUT ON A NON PERMITTED DATE	<b>STATUS:</b> CIVIL VIOLATION ISSUED ON 05/08/14  <b>AMOUNT DUE OF \$500.00</b>
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**5. FORECLOSURE AUTHORIZATION**

<b>5.1</b>	<b>CASE 2009 - 356</b>	OWNER(S): NAFH NATIONAL BANK % CAPITAL BANK OREO DEOT ADDRESS: 6650 SW 189 WAY FOLIO: 5139 01 01 0056 VIOLATION(S):  1). DEBRIS ON CANAL BANK	<b>STATUS:</b> NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON MAY 14, 2014  <b>LIEN AMOUNT OF \$7,050          DUE</b>
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**6. BSO COMMERCIAL MOTOR VEHICLE CITATIONS**

<b>6.1</b>	<b>CASE  BSO SW</b>	OWNER(S): ADDRESS: FOLIO: VIOLATION(S): <b>COMMERCIAL MOTOR VEHICLE          CITATION</b>	<b>STATUS:</b>
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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.

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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).