

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

MINUTES

1. CALL SESSION TO ORDER

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

2.1	CASE 2013 - 440	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	STATUS: GIVEN UNTIL MAY 16, 2014 FOR CORRECTION CORRECTION PRIOR TO THE HEARING
2.2	CASE 2013 - 707	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)	STATUS: GIVEN UNTIL JUNE 2, 2014 FOR CORRECTION IMPOSED PENALTY OF \$100.00 PER DAY FROM 04/01/14
2.3	CASE 2014 - 049	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	STATUS: GIVEN UNTIL MAY 5, 2014 FOR CORRECTION CORRECTION PRIOR TO THE REQUIRED DATE
2.4	CASE 2014 - 050	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	STATUS: GIVEN UNTIL MAY 5, 2014 FOR CORRECTION CORRECTION PRIOR TO THE REQUIRED DATE

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2.5	CASE 2014 - 051	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	STATUS: GIVEN UNTIL MAY 5, 2014 FOR CORRECTION CORRECTION PRIOR TO THE REQUIRED DATE
2.6	CASE 2014 - 052	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	STATUS: GIVEN UNTIL MAY 5, 2014 FOR CORRECTION CORRECTION PRIOR TO THE REQUIRED DATE
2.7	CASE 2014 - 053	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	STATUS: GIVEN UNTIL APRIL 7, 2014 FOR CORRECTION CORRECTION PRIOR TO THE REQUIRED DATE
2.8	CASE 2014 - 054	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	STATUS: GIVEN UNTIL MAY 5, 2014 FOR CORRECTION CORRECTION PRIOR TO THE REQUIRED DATE
2.9	CASE 2014 - 055	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	STATUS: GIVEN UNTIL MAY 5, 2014 FOR CORRECTION CORRECTION PRIOR TO THE REQUIRED DATE

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2.10	CASE 2014 - 056	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	STATUS: GIVEN UNTIL MAY 5, 2014 FOR CORRECTION CORRECTION PRIOR TO THE REQUIRED DATE
2.11	CASE 2014 - 057	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	STATUS: GIVEN UNTIL MAY 5, 2014 FOR CORRECTION CORRECTION PRIOR TO THE REQUIRED DATE
2.12	CASE 2014 - 058	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	STATUS: GIVEN UNTIL MAY 5, 2014 FOR CORRECTION CORRECTION PRIOR TO THE REQUIRED DATE
2.13	CASE 2014 - 059	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	STATUS: GIVEN UNTIL MAY 5, 2014 FOR CORRECTION CORRECTION PRIOR TO THE REQUIRED DATE
2.14	CASE 2014 - 060	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	STATUS: GIVEN UNTIL MAY 5, 2014 FOR CORRECTION CORRECTION PRIOR TO THE REQUIRED DATE

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2.15	CASE 2014 - 061	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	STATUS: GIVEN UNTIL MAY 5, 2014 FOR CORRECTION CORRECTION PRIOR TO THE REQUIRED DATE
2.16	CASE 2014 - 062	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	STATUS: GIVEN UNTIL MAY 5, 2014 FOR CORRECTION CORRECTION PRIOR TO THE REQUIRED DATE
2.17	CASE 2014 - 170	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	STATUS: GIVEN UNTIL MAY 16, 2014 FOR CORRECTION OR A FINE OF \$100.00 PER DAY. AMEND ORDER TO COMPLY BY JUNE 30, 2014 OR \$100.00 PER DAY.
2.18	CASE 2014 - 033	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	STATUS: CONTINUED FROM MAY 6, 2014. GIVEN UNTIL FEBRUARY 8, 2014 AMEND ORDER TO COMPLY IN 15 DAYS OR BY JUNE 13, 2014 OR \$150.00 PER DAY.

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3. NEW CASES

3.1	CASE 201 – 048	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	STATUS: CONTINUED FROM MAY 6, 2014. GIVEN UNTIL FEBRUARY 8, 2014 CORRECTION PRIOR TO THE REQUIRED DATE
3.2	CASE 2014 – 076	OWNER(S): LINDA JAFEE ADDRESS: 14301 MUSTANG TRAIL FOLIO: 5140 03 01 0361 VIOLATION(S): 1). WORK WITHOUT A PERMIT (DRIVEWAY) 2). WORK WITHOUT A PERMIT (CONCRETE COLUMNS WITH ELECTRICAL WORK ON THE FRONT OF THE PROPERTY	STATUS: CONTINUED FROM MAY 6, 2014. GIVEN UNTIL FEBRUARY 8, 2014 GRANTED SECOND CONTINUANCE TO JULY 1, 2014
3.3	CASE 2014 – 133	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	STATUS: GIVEN UNTIL MARCH 14, 2014 FOUND IN VIOLATION, GIVEN 10 DAYS TO CORRECT OR \$100.00 PER DAY AND \$150.00 ADMINISTRATIVE FEES
3.4	CASE 2014 – 158	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 RIGH OF WAY ON 185 WAY AND ON THE SOUTH AND NORTH PROPERTY LINE	STATUS: GIVEN UNTIL APRIL 4, 2014 TO COMPLY FOUND IN VIOLATION GIVEN UNTIL JUNE 30, 2014 TO CORRECT OR \$100.00 PER DAY AND NO COURT COST

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3.5	CASE 2014 – 167	OWNER(S): WEZKIEWICZ, MICHAEL ADDRESS: 6521 SW 183 WAY FOLIO: 5140 06 02 0014 VIOLATION(S): 1). CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	STATUS: GIVEN UNTIL APRIL 4, 2014 CORRECTION PRIOR TO THE REQUIRED DATE
3.6	CASE 2014 – 171	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	STATUS: GIVEN UNTIL APRIL 4, 2014 TO CORRECT CORRECTION PRIOR TO THE REQUIRED DATE
3.7	CASE 2014 – 188	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	STATUS: GIVEN UNTIL APRIL 13, 2014 TO CORRECT CORRECTION PRIOR TO THE REQUIRED DATE
3.8	CASE 2014 – 189	OWNER(S): FIOCCO, DAVID FIOCCO, DONNA LYNNE ADDRESS: 5400 HACOCC ROAD FOLIO: 5040 34 01 0250 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY, GRASS IS OVERGROWN	STATUS: GIVEN UNTIL APRIL 19, 2014 TO CORRECT FOUND IN VIOLATION GIVEN UNTIL JUNE 30, 2014 TO CORRECT OR \$100.00 PER DAY AND \$150.00 ADMINISTRATIVE FEE

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3.9	CASE 2014 – 198	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	STATUS: GIVEN UNTIL APRIL 15, 2014 TO CORRECT CORRECTION PRIOR TO THE REQUIRED DATE
3.10	CASE 2014 – 199	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	STATUS: GIVEN UNTIL APRIL 19, 2014 TO CORRECT FOUND IN VIOLATION GIVEN UNTIL AUGUST 4, 2014 TO CORRECT OR A FINE OF \$100.00 PER DAY, NO ADMINISTRATIVE FEES.
3.11	CASE 2014FF – 222	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	STATUS: GIVEN UNTIL APRIL 19, 2014 CORRECTION PRIOR TO THE REQUIRED DATE
3.12	CASE 2014FF – 223	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	STATUS: GIVEN UNTIL APRIL 19, 2014 CORRECTION PRIOR TO THE REQUIRED DATE

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3.13	CASE 2014FF 224 -	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	STATUS: GIVEN UNTIL APRIL 19, 2014 TO CORRECT CORRECTION PRIOR TO THE REQUIRED DATE
3.14	CASE 2014FF 225 -	OWNER(S): SE PETRO ONE LLC ADDRESS: 15991 SHERIDAN STREET FOLIO: 5140 04 13 0500 VIOLATION(S): 1). FAILURE TO COMPLY WITH RESOLUTION 2012 - 031 ANNUAL FIRE SAFETY INSPECTION FEE	STATUS: GIVEN UNTIL APRIL 19, 2014 TO CORRECT CORRECTION PRIOR TO THE REQUIRED DATE
3.15	CASE 2014FF 226 -	OWNER(S): NEW HOPE INC IN SOUTHWEST RANCHES ADDRESS: 6201 SW 160 AVE FOLIO: 5140 05 03 010 VIOLATION(S): 1). FAILURE TO COMPLY WITH RESOLUTION 2012 - 031 ANNUAL FIRE SAFETY INSPECTION FEE	STATUS: GIVEN UNTIL APRIL 19, 2014 TO CORRECT CORRECTION PRIOR TO THE REQUIRED DATE
3.16	CASE 2014 - 263	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	STATUS: GIVEN UNTIL APRIL 4, 2014 TO CORRECT CORRECTION PRIOR TO THE REQUIRED DATE

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3.17	CASE 2014 - 270	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' PROPERTY	STATUS: GIVEN UNTIL MAY 4, 2014 TO CORRECT CORRECTION PRIOR TO THE REQUIRED DATE
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4. CITATIONS

4.1	CASE 2014 - 277	OWNER(S): THOMAS, 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 PER CODE	STATUS: CIVIL VIOLATION ISSUED IN 05/08/14 FOUND IN VIOLATION FINE OF \$500.00 PLUS \$150.00 ADMINISTRATIVE FEE IMPOSED
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5. FORECLOSURE AUTHORIZATION

5.1	CASE 2009 - 356	OWNER(S): NAFH NATIONAL BANK % CAPITAL BANK OREO DEPOT ADDRESS: 6650 SW 189 WAY FOLIO: 5139 01 01 0056 VIOLATION(S): 1). DEBRIS ON CANAL BANK	STATUS: NOTICE OF INTENT TO FORECLOSURE ISSUE ON MAY 14, 2014 FORECLOSURE AUTHORIZATION GRANTED
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6. DAVIE COMMERCIAL MOTOR VEHICLE CITATIONS

6.1	CASE	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	STATUS:
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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).