

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 5, 2012**  
**9:00 A.M.**

**MINUTES**

**1. CALL SESSION TO ORDER**

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

2.1	<b>CASE 2011-652</b>	OWNER(S): PADRON, NEIDA B H/E GOMEZ, ABRAHAM ADDRESS: 6620 SW 136 AVE FOLIO: 5140 02 01 0339 VIOLATION(S):  1). WORK BEING DONE WITHOUT A PERMIT.	<b>STATUS:</b> GIVEN UNTIL JUNE 4, 2012 TO COMPLY OR FINE OF \$100.00 PER DAY.  COMPLIED
2.2	<b>CASE 2011-694</b>	OWNER(S): GONZALEZ, ALEXEY B H/E GONZALEZ, OLGA M ADDRESS: 6310 SW 185 WAY FOLIO: 5139 01 01 0085 VIOLATION(S):  1). INSTALLING A DRIVEWAY WITHOUT A PERMIT.	<b>STATUS:</b> GIVEN UNTIL JUNE 4, 2012 TO COMPLY OR FINE OF \$100.00 PER DAY  CONTINUED TO JULY 3, 2012 HEARING
2.3	<b>CASE 2012 – 067</b>	OWNER(S): NAM RANCHES LLC ADDRESS: 4921 SW 170 AVE FOLIO: 5040 32 02 0126 VIOLATION(S):  1). CLEARING / GRADING / FILLING DONE WITHOUT APPROVAL OR PERMIT.	<b>STATUS:</b> CONTINUED FROM MAY 1, 2012 HEARING.  COMPLIED
2.4	<b>CASE 2012-076</b>	OWNER(S): JANGDA, ABDUL & NAFISA ADDRESS: 4610 SW 178 AVE FOLIO: 5040 30 09 0010 VIOLATION(S):  1). STRUCTURE WITHOUT PERMITS- PERMIT EXPIRED.	<b>STATUS:</b> GIVEN UNTIL JUNE 2, 2012 TO COMPLY OR FINE OF \$100.00 PER DAY  IMPOSE PENALTY AND LIEN

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<b>2.5</b>	<b>CASE 2012 – 098</b>	OWNER(S): WELLS FARGO BANCK NA TRSTEE C/O BAC HOME LOANS SERVICING LP ADDRESS: 5101 SW 186 AVE FOLIO: 5039 36 01 0143 VIOLATION(S):  1). FAILURE TO MAINTAIN PROPERTY CUT OVERGROWN LOT ON THE REAR. 2). FAILURE TO MAINTAIN POOL.	<b>STATUS:</b> GIVEN UNTIL MAY 11, 2012 TO COMPLY OR FINE OF \$150.00.  IMPOSE PENALTY AND LIEN
<b>2.6</b>	<b>CASE 2012 – 136</b>	OWNER(S): BANK OF AMERICA NA ADDRESS: 5775 SW 130 AVE FOLIO: 5040 35 09 0030 VIOLATION(S):  1). FAILURE TO OBTAIN CERTIFICATE OF USE TO OPERATE A HORSE RINK.	<b>STATUS:</b> GIVEN UNTIL JUNE 1, 2012 TO COMPLY OR FINE OF \$100.00.  IMPOSE PENALTY AND LIEN
<b>2.7</b>	<b>CASE 2012 – 144</b>	OWNER(S): OTMANE, BEATA S & OTMANE, LAHOUARI S ADDRESS: 5950 SW 172 AVE FOLIO: 5040 32 03 0010 VIOLATION(S):  1). WORK BEING DONE WITHOUT PERMIT (BATHROOM).	<b>STATUS:</b> CONTINUED FROM MAY 1, 2012 HEARING  CONTINUED TO JULY 3, 2012 HEARING

**3. NEW CASES**

<b>3.1</b>	<b>CASE 2012-149</b>	OWNER(S): TAPPER, ERICKA ADDRESS: 14715 SW 60 STREET FOLIO: 5040 34 01 0503 VIOLATION(S):  1). WORK BEING DONE WITHOUT A PERMIT	<b>STATUS:</b> GIVEN UNTIL APRIL 12, 2012 TO CORRECT  GIVEN UNTIL SEPTEMBER 3, 2012 TO COMPLY OR FINE OF \$100.00 PER DAY. ASSESSED ADM COSTS OF \$150.00. RETURN TO SEPTEMBER 4, 2012 HEARING.
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<b>3.2</b>	<b>CASE 2012-153</b>	OWNER(S): CAPONELLI, CARL A ADDRESS: 5001 HANCOCK ROAD FOLIO: 5040 34 01 0330 VIOLATION(S);  1). FAILURE TO CONNECT TO THE WATERMAIN AS REQUIRED BY CODE.	<b>STATUS:</b> GIVEN UNTIL APRIL 22, 2012 TO CORRECT  COMPLIED
<b>3.3</b>	<b>CASE 2012-154</b>	OWNER(S): PALAZZOLO, JEROME PALAZZOLO, MICHELLE ADDRESS: 5050 HANCOCK ROAD FOLIO: 5040 34 01 0302 VIOLATION(S):  1). FAILURE TO CONNECT TO THE WATERMAIN AS REQUIRED BY CODE	<b>STATUS:</b> GIVEN UNTIL APRIL 22, 2012 TO CORRECT  GIVEN UNTIL JUNE 25, 2012 TO COMPLY OR FINE OF \$100.00 PER DAY. ASSESSED ADM COSTS OF \$150.00. RETURN TO JULY 3, 2012 HEARING
<b>3.4</b>	<b>CASE 2012-155</b>	OWNER(S): KNIGHT 5100, LLC C/O MARCUS, ALAN J PA ADDRESS: 5070 HANCOCK ROAD FOLIO: 5040 34 01 0300 VIOLATION(S):  1). FAILURE TO CONNECT TO THE WATERMAIN AS REQUIRED BY CODE.	<b>STATUS:</b> GIVEN UNTIL APRIL 22, 2012 TO CORRECT  COMPLIED
<b>3.5</b>	<b>CASE 2012-156</b>	OWNER(S): FIOCCO, DAVID FIOCCO, DONNA LYNNE ADDRESS: 5400 HANCOCK ROAD FOLIO: 5040 34 01 0250 VIOLATION(S):  1). FAILURE TO CONNECT TO THE WATERMAIN AS REQUIRED BY CODE	<b>STATUS:</b> GIVEN UNTIL APRIL 22, 2012 TO CORRECT  GIVEN UNTIL JUNE 25, 2012 TO COMPLY OR FINE OF \$100.00 PER DAY. ASSESSED ADM COSTS OF \$150.00. RETURN TO JULY 3, 2012 HEARING
<b>3.6</b>	<b>CASE 2012 – 160</b>	OWNER(S): WEECH, RONALD & MICHELLE ADDRESS: 13850 LURAY ROAD FOLIO: 5140 03 01 0373 VIOLATION(S):  FAILURE TO CONNECT TO THE WATERMAIN AS REQUIRED BY CODE.	<b>STATUS:</b> GIVEN UNTIL APRIL 22, 2012 TO CORRECT  COMPLIED

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3.7	<b>CASE 2012-164</b>	OWNER(S): EXPRESS EQUITY LENDING GROUP ADDRESS: 6330 VOLUNTEER ROAD FOLIO: 5140 03 01 0151 VIOLATION(S):  1). FAILURE TO CONNECT TO THE WATERMAIN AS REQUIRED BY CODE	<b>STATUS:</b> GIVEN UNTIL APRIL 22, 2012 TO CORRECT  CLOSED OWNERSHIP CHANGE
3.8	<b>CASE 2012-165</b>	OWNER(S): DEBRA KERR ADDRESS: 6101 HANCOCK ROAD FOLIO: 5140 03 01 0032 VIOLATION(S):  1). FAILURE TO CONNECT TO THE WATERMAIN AS REQUIRED BY CODE	<b>STATUS:</b> GIVEN UNTIL APRIL 22, 2012 TO CORRECT  GIVEN UNTIL JUNE 25, 2012 TO COMPLY OR FINE OF \$100.00 PER DAY. ASSESSED ADM COSTS OF \$150.00. RETURN TO JULY 3, 2012 HEARING
3.9	<b>CASE 2012 - 191</b>	OWNER(S): ZHOU, JINYA ADDRESS: 17850 SW 66 STREET FOLIO: 5140 06 03 0121 VIOLATION(S);  1). OVERGROWN IN REAR OF PROPERTY UNDER THE FPL LINES.	<b>STATUS:</b> GIVEN UNTIL APRIL 27, 2012 TO CORRECT  COMPLIED
3.10	<b>CASE 2012-213</b>	OWNER(S): GARCIA, RAMON & VIVIAN ADDRESS: 17331 SW 61 CT FOLIO: 5140 06 01 0092 VIOLATION(S):  1). CLEARING/GRADING/FILLING WITHOUT APPROVAL AND PERMIT. 2). FAILURE TO DISPLAY PERMIT CARD IN A CONSPICUOUS LOCATION AS REQUIRED BY CODE.	<b>STATUS:</b> GIVEN UNTIL MAY 9, 2012 TO CORRECT  GIVEN UNTIL AUGUST 4, 2012 TO COMPLY OR FINE OF \$100.00 PER DAY. ASSESSED ADM COSTS OF \$150.00. RETURN TO AUGUST 7, 2012 HEARING

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<b>3.11</b>	<b>CASE 2012 – 217</b>	OWNER(S): YACOOB, MOHAMED F ADDRESS: 5600 SW 136 AVE FOLIO: 5040 35 01 0220 VIOLATIO(S);  1). FAILURE TO DISPLAY PERMIT CARD IN A CONSPICUOUS LOCATION AS REQUIRED BY CODE.	<b>STATUS:</b> GIVEN UNTIL MAY 10, 2012 TO CORRECT  COMPLIED
<b>3.12</b>	<b>CASE 2012 – 226</b>	OWNER(S): VIGOA, LUIS ADDRESS: 19000 GRIFFIN ROAD FOLIO: 5039 25 02 0070 VIOLATION(S):  1). FAILURE TO OBTAIN CERTIFICATE OF USE (DUMPING OF YARD WASTE ON PROPERTY)	<b>STATUS:</b> GIVEN UNTIL MAY 19, 2012 TO CORRECT  GIVEN UNTIL JUNE 25, 2012 TO COMPLY OR FINE OF \$100.00 PER DAY. ASSESSED ADM COSTS OF \$150.00. RETURN TO JULY 3, 2012 HEARING
<b>3.13</b>	<b>CASE 2012C-225</b>	OWNER(S): JODANSI PROPERTIES LLC FOLIO: 5040 26 14 0090 VIOLATION(S):  1). ALLOWING ANIMALS TO BECOME A NUISANCE (LOOSE CATTLE)	<b>STATUS:</b> IRREPARABLE/IRREVERSIBLE  JUDGED A REPEAT VIOLATION ASSESSED FINE OF \$250.00 PER INCIDENT (33) = \$8,250.00. PLUS ADM COSTS OF \$150.00.  TOTAL DUE = \$8,400.00

**4. CITATIONS**

<b>4.1</b>	<b>CASE 2011C- 643</b>	OWNER(S): JANGDA, ABDUL & NAFISA ADDRESS: 4610 SW 178 AVE FOLIO: 5040 30 09 0010 VIOLATION(S):  FAILURE TO MAINTIAN PROPERTY, OVERGROWN ALL AREAS OF THE LOT.	<b>STATUS:</b> CITATION ISSUED MAY 10, 2012  \$250.00 FINE DUE  ASSESSED FINE PLUS \$150.00 ADM COSTS  TOTAL DUE = \$400.00
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4.2	<b>CASE 2012C- 005</b>	OWNER(S): ZACCO, MICHELLE M ADDRESS: V LOT E OF 17101 SW 66 ST FOLIO: 5140 05 01 0093 VIOLATION(S):  1). BULK	<b>STATUS:</b> CITATION ISSUED APRIL 26, 2012  \$500.00 FINE DUE.  ASSESSED FINE PLUS \$150.00 ADM COSTS  TOTAL DUE = \$650.00
4.3	<b>CASE 2012A- 135</b>	OWNER(S): WETZ, DONALD & TONI ADDRESS: 15001 FOXHEATH DRIVE FOLIO: 5040 33 02 0530 VIOLATION(S):  ALARM INCIDENT IN EXCESS OF TWO (2), THIRD ALARM INCIDENT.	<b>STATUS:</b> CITATION ISSUED MAY 9, 2012  \$50.00 FINE DUE.  PAID
4.4	<b>CASE 2012C- 225</b>	OWNER(S): JODANSI PROPERTIES LLC FOLIO: 5040 26 14 0090 VIOLATION(S):  1). ALLOWING ANIMALS TO BECOME A NUISANCE (LOOSE CATLE)	<b>STATUS:</b> CITATION ISSUED ON MAY 2, 2012  \$250.00 FINE DUE.  DUPLICATE CASE
4.5	<b>CASE 2012C- 232</b>	OWNER(S): GREEN, LUCILLE R ADDRESS: 5221 W SAXON CIRCLE FOLIO: 5040 33 02 0310 VIOLATION(S):  1). FAILURE TO MAINTAIN PROPERTY OVERGROWN REAR/FRONT, POOL NOT MAINTAIN	<b>STATUS:</b> CITATION ISSUED ON MAY 8, 2012  \$250.00 FINE DUE.  ASSESSED FINE PLUS \$150.00 ADM COSTS  TOTAL DUE = \$400.00

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**5. FORECLOSURE AUTHORIZATION**

<b>5.1</b>	<b>CASE</b>	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	<b>STATUS:</b>
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**6. BSO COMMERCIAL MOTOR VEHICLE CITATIONS**

<b>7.1</b>	<b>CASE</b>  <b>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.

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).