

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
JULY 3, 2012
9:00 A.M.**

MINUTES

1. CALL SESSION TO ORDER

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

2.1	CASE 2011-694	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.	STATUS: GIVEN UNTIL JUNE 4, 2012 TO COMPLY OR FINE OF \$100.00 PER DAY CONTINUED FROM JUNE 5, 2012 HEARING. AMENDED COMPLIANCE DEADLINE TO SEPTEMBER 3, 2012, RETURN TO SEPTEMBER 4, 2012 HEARING.
2.2	CASE 2012-154	OWNER(S): PALAZZOLO, JEROME PALAZZOLO, MICHELLE ADDRESS: 5050 HANCOCK ROAD FOLIO: 5040 34 01 0302 VIOLATION(S): 1). FAILURE TO CONNECT TO THE WATER MAIN AS REQUIRED BY CODE	STATUS: GIVEN UNTIL JUNE 25, 2012 TO COMPLY OR FINE OF \$100.00 PER DAY. COMPLIED.
2.3	CASE 2012-156	OWNER(S): FIOCCO, DAVID FIOCCO, DONNA LYNNE ADDRESS: 5400 HANCOCK ROAD FOLIO: 5040 34 01 0250 VIOLATION(S): 1). FAILURE TO CONNECT TO THE WATER MAIN AS REQUIRED BY CODE	STATUS: GIVEN UNTIL JUNE 25, 2012 TO COMPLY OR FINE OF \$100.00 PER DAY. IMPOSE PENALTY AND LIEN.
2.4	CASE 2012-165	OWNER(S): DEBRA KERR ADDRESS: 6101 HANCOCK ROAD FOLIO: 5140 03 01 0032 VIOLATION(S): 1). FAILURE TO CONNECT TO THE WATER MAIN AS REQUIRED BY CODE	STATUS: GIVEN UNTIL JUNE 25, 2012 TO COMPLY OR FINE OF \$100.00 PER DAY. IMPOSE PENALTY AND LIEN.

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2.5	CASE 2012C-225	OWNER(S): JODANSI PROPERTIES LLC FOLIO: 5040 26 14 0090 VIOLATION(S): 1). ALLOWING ANIMALS TO BECOME A NUISANCE (LOOSE CATTLE)	STATUS: IRREPARABLE/IRREVERSIBLE FINE IMPOSED OF \$8,250.00. REHEARING REQUESTED. CASE WITHDRAWN.
2.6	CASE 2012 – 226	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)	STATUS: GIVEN UNTIL JUNE 25, 2012 TO COMPLY OR \$100.00 PER DAY. AMENDED COMPLIANCE DEADLINE TO SEPTEMBER 3, 2012, RETURN TO SEPTEMBER 4, 2012 HEARING.

3. NEW CASES

3.1	CASE 2012-158	OWNER(S): SALAS, LAURA ADDRESS: 14001 LURAY ROAD FOLIO: 5140 03 01 0175 VIOLATION(S): 1). FAILURE TO CONNECT TO THE WATER MAIN AS REQUIRED BY CODE	STATUS: NOTICE OF HEARING ISSUED JUNE 11, 2012. COMPLIED.
3.2	CASE 2012-203	OWNER(S): ROCQUE, JULIO ADDRESS: VL 5 ON SW 64 CT N OF 16901 SW 66 STREET FOLIO: 5140 05 17 0050 VIOLATION(S): 1). LOT IS OVERGROWN.	STATUS: NOTICE OF HEARING ISSUED JUNE 11, 2012. GIVEN UNTIL JULY 18, 2012 TO COMPLY OR \$100.00 PER DAY. \$150.00 IN ADM COSTS. RETURN TO SEPTEMBER 4, 2012 HEARING.
3.3	CASE 2012 – 241	OWNER(S): RUIZ, ALEXANDER & TATIANA ADDRESS: VL N OF 6990 SW 173 WAY FOLIO: 5140 06 18 0010 VIOLATION(S): 1). CLEARING/GRADING/FILLING WITHOUT APPROVAL AND PERMIT. DONE	STATUS: NOTICE OF HEARING ISSUED JUNE 11, 2012. CONTINUED TO SEPTEMBER 4, 2012 HEARING.

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3.4	CASE 2012-257	OWNER(S): SUNTRUST MORTGAGE INC % MICULITZKIM YANINA ADDRESS: 20210 SW 50 PLACE FOLIO: 5039 35 03 0770 VIOLATION(S): 1). LOT IS OVERGROWN. 2). POOL NOT MAINTAINED. 3). FAILURE TO PROVIDE POOL FENCE W SELF-CLOSING AND SELF-LATCHING GATES	STATUS: NOTICE OF HEARING ISSUED JUNE 11, 2012. GIVEN UNTIL JULY 18, 2012 TO COMPLY OR \$100.00 PER DAY PER VIOLATION. \$150.00 IN ADM COSTS. RETURN TO SEPTEMBER 4, 2012 HEARING. GIVEN AUTHORITY TO ABATE VIOLATIONS.
3.5	CASE 2012-258	OWNER(S): MCDONALDS CORPORATION % NCB INC ADDRESS: 15911 SHERIDAN STREET FOLIO: 5140 04 13 0030 VIOLATION(S): 1). FAILURE TO REMOVE POLE SIGN.	STATUS: NOTICE OF HEARING ISSUED JUNE 13, 2012. CONTINUED TO SEPTEMBER 4, 2012 HEARING.
3.6	CASE 2012-260	OWNER(S): BRADY, ROBERT & AMY ADDRESS: 13350 LURAY ROAD FOLIO: 5140 02 01 0333 VIOLATION(S): 1). WORK BEING DONE WITHOUT APPROVAL AND PERMIT (DECK).	STATUS: NOTICE OF HEARING ISSUED JUNE 13, 2012. CONTINUED TO SEPTEMBER 4, 2012 HEARING.

4. CITATIONS

4.1	CASE 2012C- 003	OWNER(S): CUSANO, SHERRY H/E CUSANO, JOHN ADDRESS: 4800 SW 164 TERRACE FOLIO: 5040 32 05 1200 VIOLATION(S): 1). BULK TRASH	STATUS: CITATION ISSUED MAY 15, 2012 \$500.00 FINE DUE <i>HEARING REQUESTED</i> CONTINUED TO SEPTEMBER 4, 2012 HEARING.
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4.2	CASE 2012C- 070	OWNER(S): CASTRO, BARBARA ADDRESS: 4750 SW 145 AVENUE FOLIO: 5040 34 01 0333 VIOLATION(S): 1). BULK TRASH	STATUS: CITATION ISSUED MAY 15, 2012 \$500.00 FINE DUE. PAID
4.3	CASE 2012A- 132	OWNER(S): RANCHES AUTO CARE AND TIRE INC % BRIDGESTONE FIRESTONE/TAX ADDRESS: 6500 DYKES ROAD FOLIO: 5140 04 13 0013 VIOLATION(S): 1). ALARM INCIDENT IN EXCESS OF TWO (2), THIRD ALARM INCIDENT.	STATUS: CITATION ISSUED JUNE 8, 2012 \$50.00 FINE DUE. IMPOSED \$50.00 FINE PLUS \$150.00 IN ADM COSTS. TOTAL FINE DUE = \$200.00
4.4	CASE 2012A- 171	OWNER(S): US RETAIL INCOME FUND V LP ADDRESS: 15701 – 15801 SHERIDAN STREET FOLIO: 5140 04 13 0011 VIOLATION(S): 1). ALARM INCIDENT IN EXCESS OF TWO (2), THIRD ALARM INCIDENT.	STATUS: CITATION ISSUED JUNE 8, 2012 \$50.00 FINE DUE. PAID
4.5	CASE 2012A- 228	OWNER(S): PATH INVESTMENTS LLC ADDRESS: 16621 SW 59 COURT FOLIO: 5040 32 03 0080 VIOLATION(S): 1). ALARM INCIDENT IN EXCESS OF TWO (2), THIRD ALARM INCIDENT.	STATUS: THREE (3) CITATIONS ISSUED JUNE 8, 2012 \$50.00 FINE DUE. \$250.00 FINE DUE. \$250.00 FINE DUE. PAID
4.6	CASE 2012A- 229	OWNER(S): MASTRANGELO, JACQUELINE QUINTANA, GILBERTO ADDRESS: 4810 SW 198 TERRACE FOLIO: 5039 35 08 0021 VIOLATION(S): 1). ALARM INCIDENT IN EXCESS OF TWO (2), THIRD ALARM INCIDENT.	STATUS: CITATION ISSUED JUNE 8, 2012 \$50.00 FINE DUE. IMPOSED \$50.00 FINE PLUS \$150.00 IN ADM COSTS. TOTAL FINE DUE = \$200.00

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4.7	CASE 2012C- 316	OWNER(S): JODANSI PROPERTIES LLC FOLIO: 5040 26 14 0090 VIOLATION(S): 1). ALLOWING ANIMALS TO BECOME A NUISANCE (LOOSE CATTLE)	STATUS: REPEAT VIOLATION CITATION ISSUED ON JUNE 22, 2012. INCIDENT DATES PER BSO: JUNE 22, 2012 JUNE 23, 2012 JUNE 25, 2012 \$250.00 FINE DUE PER OCCURRENCE. CASE CLOSED
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5. FORECLOSURE AUTHORIZATION

5.1	CASE	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	STATUS:
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6. BSO COMMERCIAL MOTOR VEHICLE CITATIONS

7.1	CASE BSO SW	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).