

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
DECEMBER 3, 2013
9:00 A.M.**

MINUTES

1. CALL SESSION TO ORDER

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

2.1	CASE	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	STATUS:

3. NEW CASES

3.1	CASE 2011 - 350	OWNER(S): JOSE SALCEDO ADDRESS: 5500 SW 136 AVE FOLIO: 5040 35 01 0043 VIOLATION(S): 1). ALL VEHICLES ON PROPERTY MUST BE REGISTERED TO THE PROPERTY AND HAVE CURRENT TAG AND REGISTRATION. 2). COMMERCIAL VEHICLES AND/OR EQUIPMENT EXIST ON PROPERTY. 3). PROPERTY HAS JUNK AND TRASH	GIVEN UNTIL DECEMBER 2, 2013 TO CORRECT COMPLIED PRIOR TO HEARING
3.2	CASE 2013 - 266	OWNER(S): PADRON, NEIDA B ADDRESS: 6620 SW 136 AVE FOLIO: 5140 02 01 0339 VIOLATION(S): 1). FAILURE TO MAINTAIN ANIMAL(S) WITHIN PROPERTY AND ALLOWING ANIMAL(S) TO GET LOOSE.	GIVEN UNTIL JUNE 24, 2013 FOUND IN VIOLATION PENALTY OF \$250.00 PER OCCURRENCE IF VIOLATION REPEATS ITSELF AND \$150.00 ADMINISTRATIVE FEE.

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3.3	CASE 2013 - 408	OWNER(S): CHRISTOPHER FREDERICK AND SEENA E. JOHNSON ADDRESS: 17051 SW 49 STREET FOLIO: 5040 29 01 0414 VIOLATION(S): 1). CLEARING/GRADING/AND FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	GIVEN UNTIL OCTOBER 13, 2013 TO CORRECT COMPLIED PRIOR TO HEARING
3.4	CASE 2013 - 415	OWNER(S): SHOMAR, SHADI & SHOMAR, JOSEPH ADDRESS: V LOT E OF 18233 SW 48 STREET FOLIO: 5040 30 00 0020 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY, TREES ON WEST SIDE OF PROPERTY ARE OVERGROWN.	GIVEN UNTIL SEPTEMBER 23, 2013 TO CORRECT COMPLIED PRIOR TO HEARING
3.5	CASE 2013 - 435	OWNER(S): THOMAS, BANARJEE ADDRESS: V LOT S OF 6001 SW 178 AVE FOLIO: 5140 06 13 0110 VIOLATION(S): 1). CLEARING/GRADING/AND FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	GIVEN UNTIL OCTOBER 7, 2013 TO CORRECT FOUND IN VIOLATION GIVEN 60 DAYS OR UNTIL FEBRUARY 3, 2014 OR \$250.00 PER DAY AND \$150.00 ADMINISTRATIVE FEE
3.6	CASE 2013 - 440	OWNER(S): THELUSMA, LUDZEN & SURPRISE C ADDRESS: 5011 SW 188 AVE FOLIO: 5039 36 02 0230 VIOLATION(S): 1). SHIPPING CONTAINER I SETBACK AND/OR NOT SCREENED FROM VIEW	GIVEN UNTIL OCTOBER 7, 2013 TO CORRECT FOUND IN VIOLATION GIVEN 60 DAYS TO COMPLY AND \$150.00 ADMINISTRATIVE FEE.

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3.7	CASE 2013 - 460	OWNER(S): PENA, IRWIN H/E HERNANDEZ JAIDZY ADDRESS: 5001 SW 193 LANE FOLIO: 5039 36 06 0020 VIOLATION(S): 1). CLEARING/GRADING/AND FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	GIVEN UNTIL OCTOBER 18, 2013 TO CORRECT FOUND IN VIOLATION, GIVEN 10 DAYS TO COMPLY OR A PENALTY OF \$250.00 AND \$150.00 ADMINISTRATIVE FEE.
3.8	CASE 2013 - 563	OWNER(S): ERICKSON, ERIC D & MARIA C ADDRESS: 18291 SW 50 STREET FOLIO: 5040 30 00 0062 VIOLATION(S): 1). OVERGROWN PROPERTY	GIVEN UNTIL OCTOBER 18, 2013 TO CORRECT FOUND IN VIOLATION, GIVEN 10 DAYS TO CORRECT OR A FINE OF \$250.00 PER DAY AND \$150.00 ADMINISTRATIVE FEE

4. CITATIONS

4.1	CASE 2009C- 375	OWNER(S): VELASQUEZ, JAIME A H/E VELASQUEZ, SANDRA ADDRESS: 4990 SW 148 AVE FOLIO: 5040 34 01 0622 VIOLATION(S): 1). BULK OUT ON A NON PERMITTED DATE PER CODE	STATUS: CITATION 12491 ISSUED ON 04/27/2010 CONTINUED TO JANUARY 7, 2013
4.2	CASE 2010C - 4163	OWNER(S): NOVOA, ROMAN PEREZ, MELKYS ADDRESS: 5425 SW 190 AVE FOLIO: 5139 01 01 0087 VIOLATION(S): 1). GRASS ON THE RIGHT OF WAY IS OVERGROWN	STATUS: CITATION 12513 ISSUED ON 06/30/2010 CONTINUED TO JANUARY 7, 2013

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4.3	CASE 2010A 196 -	OWNER(S): GONZALEZ, ENRIQUE & VICTORIA ADDRESS: 5130 SW 195 TERRACE FOLIO: 5039 36 01 0119 VIOLATION(S): 1). ALARM INCIDENT IN EXCESS OF TWO (2), 3 RD INCIDENT	STATUS: CITATION 13645 ISSUED ON 06/30/2010 PAYMENT OF \$50.00 PRIOR TO HEARING
4.4	CASE 2013A 115 -	OWNER(S): NEW TESTAMENT BAPTIST CHURCH INC OF MIAMI ADDRESS: 13900 GRIFFIN ROAD FOLIO: 5040 27 03 0010 VIOLATION(S): 1). ALARM IN EXCESS OF TWO (2) 7 TH FALSE ALARM	STATUS: CITATION 12636 ISSUED ON 09/23/13 FOUND IN VIOLATION PENALTY OF \$500.00 PLUS \$150.00 ADMINISTRATIVE FEE
4.5	CASE 2013A 136 -	OWNER(S): GRAVERAN, NELSON & ISABEL C ADDRESS: 5090 SW 192 TERRACE FOLIO: 5039 36 14 0100 VIOLATION(S): 1). ALARM IN EXCESS OF TWO (2) 3 RD FALSE ALARM	STATUS: CITATION 12637 ISSUED ON 09/23/13 PAYMENT OF \$50.00 PRIOR TO HEARING
4.6	CASE 2013A 196 -	OWNER(S): GONZALEZ, ENRIQUE & VICTORIA ADDRESS: 5130 SW 195 TERRACE FOLIO: 5039 36 01 0119 VIOLATION(S): 1). ALARM IN EXCESS OF TWO (2) 3 RD H FALSE ALARM	STATUS: CITATION 12639 ISSUED ON 09/23/13 PAYMENT OF \$50.00 PRIOR TO HEARING
4.7	CASE 2013C 1263 -	OWNER(S): MVR INC ADDRESS: 4901 SW 178 AVE FOLIO: 5040 31 01 0174 VIOLATION(S): 1). BULK OUT OVER THE LIMIT	STATUS: CITATION 12785 ISSUED ON 11/12/13 FOUND IN VIOLATION PENALTY OF \$500.00 PLUS \$150.00 ADMINISTRATIVE FEE

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5. FORECLOSURE AUTHORIZATION

5.1	CASE 01-1007	OWNER(S): RENE GUERRA, C.L. GUERRA AND C. CORTES ADDRESS: V LOT ON THE SW CORNER OF 60 STREET AND 180 TERRACE FOLIO: 5140 06 13 0010 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 25, 2013 CONTINUANCE GRANTED BY SPECIAL MASTER TO JANUARY 7, 2013
5.2	CASE 01-1011	OWNER(S): PENA, IRVIN H/E HERNANDEZ, JAIDZY ADDRESS: 5001 SW 193 LANE FOLIO: 5039 36 06 0020 VIOLATION(S): 1). PUBLIC NUISANCE JUNK VEHICLES 2). PROPERTY IS OVERGROWN AND NOT MAINTAINED AS REQUIRED BY CODE.	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 25, 2013 FORECLOSURE AUTHORIZATION ISSUED FOR THE AMOUNT OF \$71,700.00
5.3	CASE 2001 - 1017	OWNER(S): DE LA FLOR, AUGUSTO & DEBORAH ADDRESS: V LOT IN THE 16600 TO 16700 BLOCK OF GRIFFIN ROAD FOLIO: 5040 29 01 0374 VIOLATION(S): 1). CLEARING/FILLING/EXCAVATING PROPERTY WITHOUT A PERMIT	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 21, 2013 FORECLOSURE AUTHORIZATION ISSUED FOR THE AMOUNT OF \$3,600.00

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5.4	CASE 2007 1007	- OWNER(S): ANTHONY HERNANDEZ LIV TR HERNANDEZ, JOSE A TRSTEE ADDRESS: 5111 SW 196 LANE FOLIO: 5039 35 02 0090 VIOLATION(S): 1). PROPERTY IS OVERGROWN AND REQUIRES CUTTING. 2). STRUCTURES IS UNMAINTAINED OPEN, UNGUARDED. 3). INTERIOR DEMO WITHOUT APPROVAL AND PERMITS.	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 21, 2013 FORECLOSURE AUTHORIZATION ISSUED FOR THE AMOUNT OF \$17,129.00
5.5	CASE 2007 1054	- 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 INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 21, 2013 PAYMENT OF LIEN PRIOR TO HEARING.
5.6	CASE 2008C 232	- OWNER(S): SASS, JEFFREY W ADDRESS: 4901 SW 167 AVE FOLIO: 5040 32 02 0070 VIOLATION(S): 1). BULK OUT ON A NON PERMITTED DATE PER CODE.	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 21, 2013 PAYMENT OF LIEN PRIOR TO HEARING.
5.7	CASE 2008C 262	- OWNER(S): LUPO, SEBASTIAN REV LIV TR LUPO, JUDITH REV LIV TR ETAL ADDRESS: 4610 LUPO LANE FOLIO: 5040 26 04 0020 VIOLATION(S): 1). BULK OUT ON A NON PERMITTED DATE PER CODE.	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 2, 2013 PAYMENT OF LIEN PRIOR TO HEARING.

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5.8	CASE 2008C - 263	OWNER(S): SEBASTIAN & JUDITH LUPO REV TR LUPO, SEBASTIAN & JUDITH TRSTEE ADDRESS: 13500 GRIFFIN ROAD FOLIO: 5040 26 04 0010 VIOLATION(S): 1). PROPERTY AND/OR SWALE ARE OVERGROWN	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 2, 2013 PAYMENT OF LIEN PRIOR TO HEARING.
5.9	CASE 2008 - 264	OWNER(S): SULSKY, DMITRY SULSKY, NICOLE HEDI ADDRESS: 6221 SW 166 AVE FOLIO: 5140 05 01 0051 VIOLATION(S): 1). OVERGROWN AND POOL VIOLATION	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 21, 2013 CASE AND FORECLOSURE DISMISSED
5.10	CASE 2008C - 369	OWNER(S): GOMEZ, ABRAHAM & PADRON, NEIDA B ETAL ADDRESS: 6620 SW 136 AVE FOLIO: 5140 02 01 0339 VIOLATION(S): 1). BULK OUT ON NON PERMITTED DATE PER CODE	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 2, 2013 PAYMENT OF LIEN PRIOR TO HEARING.
5.11	CASE 2009 - 171	OWNER(S): DAVIS, SHANNON ½ INT DAVIS, BLAKE ADDRESS: 5640 SW 188 AVE FOLIO: 5039 36 05 0240 VIOLATION(S): 1). UNAUTHORIZED PARKING AND STORAGE OF EQUIPMENT. 2). COMMERCIAL VEHICLES (S) ON PROPERTY. 3). PROPERTY HAS JUNK, TRASH AND DEBRIS.	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON NOVEMBER 12, 2013 FORECLOSURE AUTHORIZATION ISSUED FOR THE AMOUNT OF \$116,100.00

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5.12	CASE 2009C 418	OWNER(S): THOMAS, DENIM & THOMAS, SHANNON % TRACEY PALEY - THOMAS ADDRESS: 18900 SW 54 PLACE FOLIO: 5039 36 10 0300 VIOLATION(S): 1). BULK OUT ON NON PERMITTED DATE PER CODE	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 21, 2013 FORECLOSURE AUTHORIZATION ISSUED FOR THE AMOUNT OF \$650.00
5.13	CASE 2009 427	OWNER(S): GOMEZ, ABRAHAM & PADRON, NEIDA B ETAL ADDRESS: 6620 SW 136 AVE FOLIO: 5140 02 01 0339 VIOLATION(S): 1). SIGN ON THE RIGHT OF WAY	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 21, 2013 PAYMENT OF LIEN PRIOR TO HEARING.
5.14	CASE 2009C 465	OWNER(S): SALAZAR, JORGE E & GARCIA - HERREROS, GERMAN ADDRESS: 14421 SHERIDAN STREET FOLIO: 5140 03 01 0399 VIOLATION(S): 1). BULK OUT ON NON PERMITTED DATE PER CODE	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 2, 2013 FORECLOSURE AUTHORIZATION ISSUED FOR THE AMOUNT OF \$650.00
5.15	CASE 2009C 508	OWNER(S): CASTRO, SANDRA M ADDRESS: 17801 SW 46 STREET FOLIO: 5040 30 00 0280 VIOLATION(S): 1). BULK OUT ON NON PERMITTED DATE PER CODE	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 2, 2013 FORECLOSURE AUTHORIZATION ISSUED IN THE AMOUNT OF \$650.00

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5.16	CASE 2009C - 542	OWNER(S): SOFLO LAND LLC ADDRESS: 5601 SW 136 AVE FOLIO: 5040 34 01 0110 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 21, 2013 FORECLOSURE AUTHORIZATION ISSUED IN THE AMOUNT OF \$150.00
5.17	CASE 2009C - 4663	OWNER(S): CORTES, ANAIS B ADDRESS: 13201 LURAY ROAD FOLIO: 5140 02 01 0160 VIOLATION(S): 1). BULK OUT ON A NON PERMITTED DATE PER CODE	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 2, 2013 FORECLOSURE AUTHORIZATION ISSUED IN THE AMOUNT OF \$400.00
5.18	CASE 2010 - 006	OWNER(S): MARTINEZ, MARITZA ADDRESS: 17031 SW 63 MANOR FOLIO: 5140 05 01 0166 VIOLATION(S): 1). PROPERTY AND PROPERTY SWALE IS OVERGROWN	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON NOVEMBER 12, 2013 FORECLOSURE AUTHORIZATION ISSUED IN THE AMOUNT OF \$1,678.39
5.19	CASE 2010 - 013	OWNER(S): THOMAS, DENIM & THOMAS, SHANNON % TRACEY PALEY - THOMAS ADDRESS: 18951 SW 54 PLACE FOLIO: 5039 36 10 0300 VIOLATION(S): 1). PROPERTY AND PROPERTY SWALE ARE OVERGROWN	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 2, 2013 FORECLOSURE AUTHORIZATION ISSUED IN THE AMOUNT OF \$5,912.00

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5.20	CASE 2010C 065 -	OWNER(S): WELLS FARGO BANK NA ADDRESS: 6402 SW 185 WAY FOLIO: 5139 01 01 0170 VIOLATION(S): 1). BULK OUT ON A NON PERMITTED DATE PER CODE	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON NOVEMBER 12, 2013 FORECLOSURE AUTHORIZATION ISSUED IN THE AMOUNT OF \$500.00
5.21	CASE 2010 074 -	OWNER(S): AJZ INVESTMENTS INC ADDRESS: V LOT EAST OF 18121 SW 50 STREET FOLIO: 5040 30 00 0066 VIOLATION(S): 1). FICUS HEDGES EXCEED 8' IN HEIGHT AND OVER THE RIGHT OF WAY	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON NOVEMBER 12, 2013 FORECLOSURE AUTHORIZATION ISSUED IN THE AMOUNT OF \$9,950.00
5.22	CASE 2010C 170 -	OWNER(S): LUPO, SEBASTIAN REV LIV TR LUPO JUDITH REV LIV TR ETAL ADDRESS: 4701 LUPO LANE FOLIO: 5040 26 04 0020 VIOLATION(S): 1). BULK OUT ON A NON PERMITTED DATE PER CODE	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 9, 2013 PAYMENT OF LIEN PRIOR TO HEARING.
5.23	CASE 2010 284 -	OWNER(S): CORTES, ANAIS B ADDRESS: 13201 LURAY ROAD FOLIO: 5140 02 01 0160 VIOLATION(S): 1). LANDSCAPE INTERFERING WITH UTILITIES	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 9, 2013 FORECLOSURE AUTHORIZATION ISSUED IN THE AMOUNT OF \$6,150.00

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5.24	CASE 2010 336	-	OWNER(S): CORTES, ANAIS B ADDRESS: 13201 LURAY ROAD FOLIO: 5140 02 01 0160 VIOLATION(S): 1). BULK TRASH VIOLATION	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 2, 2013 FORECLOSURE AUTHORIZATION ISSUED IN THE AMOUNT OF \$400.00
5.25	CASE 2011 3648	-	OWNER(S): DATTINI, GEORGINA ADDRESS: 4630 SW 134 AVE FOLIO: 5040 26 05 0020 VIOLATION(S): 1). OVERGROWN PROPERTY	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 9, 2013 FORECLOSURE AUTHORIZATION ISSUED IN THE AMOUNT OF \$50,650.00
5.26	CASE 2012C 083	-	OWNER(S): ALESSANDRINI, CELIA ADDRESS: V LOT ACROSS 17750 SW 54 STREET FOLIO: 5040 31 01 0028 VIOLATION(S): 1). FAILURE TO MAINTAIN VACANT PROPERTY, PROPERTY IS OVERGROWN	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 9, 2013 CONTINUED TO JANUARY 7, 2014

6. BSO COMMERCIAL MOTOR VEHICLE CITATIONS

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

7.1	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).