

Town of Southwest Ranches
Code Compliance Division
6589 S.W. 160th Avenue
Southwest Ranches, FL 33331
Phone (954) 434-0008
Fax (954) 434-1490

SPECIAL MAGISTRATE HEARING
JUNE 10, 2008
9:00 A.M.

MINUTES

1. CALL SESSION TO ORDER

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

2.1	CASE 2008-107	OWNER(S): AMADOR, ENRIQUE ADDRESS: 6300 SW 190 AVENUE FOLIO: 5139 01 05 0010 VIOLATION(S): 1). PROPERTY IS OVERGROWN AND HAS JUNK, TRASH, DEBRIS.	STATUS: GIVEN UNTIL MAY 28, 2008 TO COMPLY OR \$100.00 PER DAY FINE. IMPOSE PENALTY/LIEN.
2.2	CASE 2008-115	OWNER(S): CARTINEZ, GEORGE & MARTINEZ, MARLENE ADDRESS: VACANT LOT SOUTH OF 5961 SW 190 AVENUE FOLIO: 5039 36 10 0630 VIOLATION(S): 1). FILLING W/O PERMITS	STATUS: GIVEN UNTIL JUNE 07, 2008 TO COMPLY OR \$250.00 PER DAY FINE. AMENDED ORDER GIVEN UNTIL JULY 7, 2008 TO COMPLY. ASSESSED ADM. COSTS OF \$150.00. BACK TO JULY 8, 2008 HEARING.
2.3	CASE 2008-127	OWNER(S): KNIGHTSBRIDGE ESTATES LLC ADDRESS: 5591 MELALEUCA ROAD FOLIO: 5040 35 01 0030 VIOLATION(S): 1). PROPERTY IS OVERGROWN AND HAS JUNK, TRASH, DEBRIS. 2). PROPERTY HAS UNMAINTAINED BUILDINGS/STRUCTURES.	STATUS: GIVEN UNTIL MAY 28, 2008 TO COMPLY OR \$250.00 PER DAY FINE. IMPOSE PENALTY/LIEN.
2.4	CASE 2008-155	OWNER(S): BRAKEFIELD, LOIE M % AMY MCGROTTY ADDRESS: 7120 SW 173 WAY FOLIO: 5140 06 04 0310 VIOLATION(S): 1). PROPERTY IS OVERGROWN AND HAS JUNK,	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: APRIL 24, 2008. COMPLIED

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		TRASH, DEBRIS. 2). PROPERTY HAS UNMAINTAINED BUILDINGS/STRUCTURES. 3). PROPERTY HAS BROKEN OUT WINDOWS. 4). ALLOWING ANIMALS TO COMMIT A NUISANCE (BEES). 5). CERTIFICATE OF USE REQUIRED (NURSERY)	
2.5	CASE 2008-156	OWNER(S): VILLANUEVA, CARLOS E & IRENE ADDRESS: VACANT LOT NORTH OF 7120 SW 173 WAY FOLIO: 5140 06 04 0070 VIOLATION(S): 1). PROPERTY IS OVERGROWN AND HAS JUNK, TRASH, DEBRIS. 2). FILLING, CLEARING, GRADING DONE WITHOUT APPROVAL AND PERMIT.	STATUS: GIVEN UNTIL MAY 28, 2008 TO COMPLY OR \$100.00 PER DAY FINE. IMPOSE PENALTY/LIEN.

3. NEW CASES

3.0	CASE 2008-144	OWNER(S): COHEN, MITCHELL P ½ INT JO ANN ADDRESS: 18000 SW 66 STREET FOLIO: 5140 06 03 0010 VIOLATION(S): 1). PROPERTY AND SWALE ARE OVERGROWN.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: MAY 23, 2008. MUST COMPLY BY JUNE 23, 2008 OR \$100.00 PER DAY FINE. ASSESSED \$150.00 IN ADM. COSTS. BACK TO JULY 8, 2008 HEARING.
3.1	CASE 2008-154	OWNER(S): NUNEZ, FLORALBA ADDRESS: 5421 HOLATEE TRAIL FOLIO: 5040 34 01 0081 VIOLATION(S): 1). PROPERTY HAS JUNK, TRASH, DEBRIS.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: MAY 22, 2008. MUST COMPLY BY JUNE 18, 2008 OR \$100.00 PER DAY FINE. ASSESSED \$150.00 IN ADM. COSTS. BACK TO JULY 8, 2008 HEARING.

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3.2	CASE 2008-161	OWNER(S): BELLA ACRE ESTATES LLC ADDRESS: VACANT LOT SOUTH OF 4910 SW 712 AVENUE FOLIO: 5040 32 18 0010 VIOLATION(S): 1). FILLING AND/OR GRADING WITHOUT APPROVAL AND PERMITS.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: MAY 06, 2008. MUST COMPLY BY JULY 10, 2008 OR <u>\$250.00</u> PER DAY FINE. ASSESSED <u>\$600.00</u> IN ADM. COSTS. BACK TO AUGUST 12, 2008 HEARING.
3.3	CASE 2008-162	OWNER(S): CARRILLO, GERMAN ANDRES ADDRESS: 13811 SW 52 PLACE FOLIO: 5040 34 01 0053 VIOLATION(S): 1). POOL IS NOT MAINTAINED. 2). ELECTRICAL WIRING/OUTLETS NOT MAINTAINED.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: MAY 06, 2008. COMPLIED
3.4	CASE 2008-163	OWNER(S): SANTA FE AT SOUTHWEST RANCHES HOLDING LLC ADDRESS: VACANT LOTS SOUTH OF S SAXON CIRCLE FOLIO: 5040 33 18 0060 VIOLATION(S): 1). PROPERTY IS OVERGROWN AND HAS JUNK, TRASH, DEBRIS.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: MAY 07, 2008. MUST COMPLY BY JUNE 25, 2008 OR <u>\$200.00</u> PER DAY FINE. ASSESSED <u>\$150.00</u> IN ADM. COSTS. BACK TO JULY 8, 2008 HEARING.
3.5	CASE 2008-168	OWNER(S): GAUDIANO, SARA E, TREVINO, H TREVINO, R % VEGA, ESTABAN ADDRESS: VACANT LOT ON NE CORNER OF SW 178 AVENUE/ SW 56 STREET FOLIO: 5040 31 01 0642 VIOLATION(S): 1). LIGHTS GLARING ONTO ADJACENT PROPERTY.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: MAY 23, 2008. MUST COMPLY BY JUNE 25, 2008 OR <u>\$150.00</u> PER DAY FINE. ASSESSED <u>\$150.00</u> IN ADM. COSTS. BACK TO JULY 8, 2008 HEARING.

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3.6	CASE 2008-170	OWNER(S): JOHNSON, SANDRA ADDRESS: 13200 LURAY ROAD FOLIO: 5140 02 01 0320 VIOLATION(S): 1). PROPERTY IS OVERGROWN AND HAS JUNK, TRASH, DEBRIS.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: MAY 13, 2008. MUST COMPLY BY JUNE 25, 2008 OR \$100.00 PER DAY FINE. ASSESSED \$150.00 IN ADM. COSTS. BACK TO JULY 8, 2008 HEARING.
3.7	CASE 2008-171	OWNER(S): SALAS, LAURA LIV TR ADDRESS: 13900 STIRLING ROAD FOLIO: 5140 03 01 0020 VIOLATION(S): 1). PROPERTY IS OVERGROWN AND HAS JUNK, TRASH, DEBRIS. 2). WINDOWS ARE BROKEN OUT. 3). NUMBERS NOT POSTED AT PROPERTY.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: MAY 13, 2008. CONTINUED TO JULY 8, 2008 HEARING.
3.8	CASE 2008-172	OWNER(S): BURTS, JESS K & MARIA ADDRESS: VACANT LOT EAST OF 17530 SW 46 STREET FOLIO: 5040 30 00 0200 VIOLATION(S): 1). FILLING AND/OR GRADING WITHOUT APPROVAL AND PERMITS.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: MAY 14, 2008. MUST COMPLY BY AUGUST 9, 2008 OR \$250.00 PER DAY FINE. ASSESSED \$150.00 IN ADM. COSTS. BACK TO AUGUST 12, 2008 HEARING.
3.9	CASE 2008-173	OWNER(S): FLORES, EDUARDO & JACQUELINE ADDRESS: 17450 SW 54 STREET FOLIO: 5040 31 01 0052 VIOLATION(S): 1). WORK WITHOUT APPROVAL AND PERMITS.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: MAY 15, 2008. CONTINUED TO JULY 8, 2008 HEARING.

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3.10	CASE 2008-176	OWNER(S): BARRY, JAMES ADDRESS: 17600 SW 70 PLACE FOLIO: 5140 06 04 0230 VIOLATION(S): 1). WORK WITHOUT APPROVAL AND PERMITS.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: MAY 21, 2008. COMPLIED
3.11	CASE 2008-177	OWNER(S): BRIGGS, MARY P GUARDIAN MOODY, MARGARET ETAL ADDRESS: 7150 HOLATEE TRAIL FOLIO: 5140 02 01 0314 VIOLATION(S): 1). NONRESIDENTIAL USE REQUIRES DUMPSTER SERVICE. 2) FAILURE TO OBTAIN A CERTIFICATE OF USE.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: MAY 21, 2008. COMPLIED
3.12	CASE 2008-180	OWNER(S): GREFE, GRACE L TR ADDRESS: 14390 MUSTANG TRAIL FOLIO: 5140 03 01 0397 VIOLATION(S): 1). WORK WITHOUT APPROVAL AND PERMITS.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: MAY 22, 2008. COMPLIED

4. CITATIONS

4.0	CASE 2008C-165 CITATION SRC-1044	OWNER(S): KOENIG, JULIE BARBARA ADDRESS: 5151 HANCOCK ROAD FOLIO: 5040 34 01 0370 VIOLATION(S): 1). BULK TRASH	STATUS: CITATION ISSUED: MAY 01, 2008 \$500.00 ORDERED TO PAY \$500.00 FINE PLUS \$150.00 IN ADM COSTS. TOTAL DUE \$650.00.
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4.1	CASE 2008C-166 CITATION SRC-1043	OWNER(S): CARVAJAL, FERNANDO & ISABEL ADDRESS: 6511 SW 136 LANE FOLIO: 5140 03 02 0010 VIOLATION(S): 1). BULK TRASH	STATUS: CITATION ISSUED: MAY 01, 2008 \$500.00 ORDERED TO PAY \$500.00 FINE PLUS \$150.00 IN ADM COSTS. TOTAL DUE \$650.00.
4.2	CASE 2008C-167 CITATION SRC-1046	OWNER(S): BETANCOURT-SALMON, MONICA & SALMON, JUAN CARLOS ADDRESS: 6121 HOLATEE TRAIL FOLIO: 5140 03 01 0014 VIOLATION(S): 1). BULK TRASH	STATUS: CITATION ISSUED: MAY 01, 2008 \$500.00 ORDERED TO PAY \$500.00 FINE PLUS \$150.00 IN ADM COSTS. TOTAL DUE \$650.00.

5. LIEN MITIGATION

5.1	CASE		
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6. FORECLOSURE AUTHORIZATION

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.

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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).