

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.**

**1. CALL SESSION TO ORDER**

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

2.1	<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 FROM JUNE 5, 2012 HEARING.
2.2	<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 WATER MAIN AS REQUIRED BY CODE	<b>STATUS:</b> GIVEN UNTIL JUNE 25, 2012 TO COMPLY OR FINE OF \$100.00 PER DAY.  COMPLIED
2.3	<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 WATER MAIN AS REQUIRED BY CODE	<b>STATUS:</b> GIVEN UNTIL JUNE 25, 2012 TO COMPLY OR FINE OF \$100.00 PER DAY.
2.4	<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 WATER MAIN AS REQUIRED BY CODE	<b>STATUS:</b> GIVEN UNTIL JUNE 25, 2012 TO COMPLY OR FINE OF \$100.00 PER DAY.

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<b>2.5</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  FINE IMPOSED OF \$8,250.00.  <a href="#">REHEARING REQUESTED.</a>
<b>2.6</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 JUNE 25, 2012 TO COMPLY OR \$100.00 PER DAY.

**3. NEW CASES**

<b>3.1</b>	<b>CASE 2012-158</b>	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	<b>STATUS:</b> NOTICE OF HEARING ISSUED JUNE 11, 2012.
<b>3.2</b>	<b>CASE 2012-203</b>	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.	<b>STATUS:</b> NOTICE OF HEARING ISSUED JUNE 11, 2012.
<b>3.3</b>	<b>CASE 2012 – 241</b>	OWNER(S): RUIZ, ALEXANDER & TATIANA ADDRESS: VL N OF 6990 SW 173 WAY FOLIO: 5140 06 18 0010 VIOLATION(S):  1). CLEARING/GRADING/FILLING DONE WITHOUT APPROVAL AND PERMIT.	<b>STATUS:</b> NOTICE OF HEARING ISSUED JUNE 11, 2012.

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<b>3.4</b>	<b>CASE 2012-257</b>	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	<b>STATUS:</b> NOTICE OF HEARING ISSUED JUNE 11, 2012.
<b>3.5</b>	<b>CASE 2012-258</b>	OWNER(S): MCDONALDS CORPORATION % NCB INC ADDRESS: 15911 SHERIDAN STREET FOLIO: 5140 04 13 0030 VIOLATION(S):  1). FAILURE TO REMOVE POLE SIGN.	<b>STATUS:</b> NOTICE OF HEARING ISSUED JUNE 13, 2012.
<b>3.6</b>	<b>CASE 2012-260</b>	OWNER(S): BRADDY, ROBERT & AMY ADDRESS: 13350 LURAY ROAD FOLIO: 5140 02 01 0333 VIOLATION(S):  1). WORK BEING DONE WITHOUT APPROVAL AND PERMIT (DECK).	<b>STATUS:</b> NOTICE OF HEARING ISSUED JUNE 13, 2012.

**4. CITATIONS**

<b>4.1</b>	<b>CASE 2012C- 003</b>	OWNER(S): CUSANO, SHERRY H/E CUSANO, JOHN ADDRESS: 4800 SW 164 TERRACE FOLIO: 5040 32 05 1200 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED MAY 15, 2012  \$500.00 FINE DUE  <i>HEARING REQUESTED</i>
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4.2	<b>CASE 2012C- 070</b>	OWNER(S): CASTRO, BARBARA ADDRESS: 4750 SW 145 AVENUE FOLIO: 5040 34 01 0333 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED MAY 15, 2012  \$500.00 FINE DUE.  <a href="#">PAID</a>
4.3	<b>CASE 2012A- 132</b>	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.	<b>STATUS:</b> CITATION ISSUED JUNE 8, 2012  \$50.00 FINE DUE.
4.4	<b>CASE 2012A- 171</b>	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.	<b>STATUS:</b> CITATION ISSUED JUNE 8, 2012  \$50.00 FINE DUE.
4.5	<b>CASE 2012A- 228</b>	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.	<b>STATUS:</b> THREE (3) CITATIONS ISSUED JUNE 8, 2012  \$50.00 FINE DUE. \$250.00 FINE DUE. \$250.00 FINE DUE.  <a href="#">PAID</a>
4.6	<b>CASE 2012A- 229</b>	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.	<b>STATUS:</b> CITATION ISSUED JUNE 8, 2012  \$50.00 FINE DUE.

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<b>4.7</b>	<b>CASE 2012C- 316</b>	OWNER(S): JODANSI PROPERTIES LLC FOLIO: 5040 26 14 0090 VIOLATION(S):  1). ALLOWING ANIMALS TO BECOME A NUISANCE (LOOSE CATTLE)	<b>STATUS: REPEAT VIOLATION</b>  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.
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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  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).