

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

**SPECIAL MAGISTRATE HEARING**  
**AUGUST 2, 2011**  
**9:00 A.M.**

**MINUTES**

**1. CALL SESSION TO ORDER**

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

<p><b>2.1</b></p>	<p><b>CASE 2011-104</b></p>	<p>OWNER(S): BAROSY, REGINE &amp; FORT, EDDY ST  ADDRESS: VL NE CNR SW 148 AVENUE &amp; LURAY RD  FOLIO: 5140 03 01 0173  VIOLATION(S):   1). FAILURE TO MAINTAIN LANDSCAPING</p>	<p><b>STATUS:</b>  NOTICE OF HEARING ISSUED MARCH 16, 2011.   GIVEN UNTIL JUNE 04, 2011 TO COMPLY OR FINE OF \$100.00 PER DAY.   AMEND FINAL ORDER TO EXTEND DEADLINE TO JULY 7, 2011. RETURN TO AUGUST 2, 2011 HEARING.   COMPLIED.</p>
<p><b>2.2</b></p>	<p><b>CASE 2011-107</b></p>	<p>OWNER(S): LAING, RONALD &amp; CAROLYN  R LAING &amp; C LAING REV FAM TR  ADDRESS: 17210 SW 58 STREET  FOLIO: 5040 31 01 0541  VIOLATION(S):   1). FAILURE TO MAINTAIN FENCE ON W PROPERTY LINE. (DISMISSED)  2). POOL MUST HAVE 4' HIGH FENCE WITH SELF-LATCHING AND SELF LOCKING GATES.</p>	<p><b>STATUS:</b>  NOTICE OF HEARING ISSUED MARCH 30, 2011.   GIVEN UNTIL AUGUST 1, 2011 TO COMPLY OR A FINE OF \$100.00 PER DAY.   REVISED COMPLIANCE DEADLINE TO OCTOBER 1, 2011. RETURN TO OCTOBER 4, 2011 HEARING.</p>
<p><b>2.3</b></p>	<p><b>CASE 2011-221</b></p>	<p>OWNER(S): SUSTIEL, OFER  ADDRESS: 13310 MUSTANG TRAIL  FOLIO: 5140 02 01 0351  VIOLATION(S):   1). FAILURE TO OBTAIN A CERTIFICATE OF USE (DOG BREEDING AND BOARDING).</p>	<p><b>STATUS:</b>  NOTICE OF HEARING ISSUED MAY 23, 2011.   GIVEN UNTIL JULY 7, 2011 TO COMPLY OR FINE OF \$150.00 PER DAY. ASSESSED \$150.00 IN ADM COSTS. RETURN TO AUGUST 2, 2011 HEARING.   COMPLIED.</p>

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**3. NEW CASES**

<p><b>3.1</b></p>	<p><b>CASE 2011-232</b></p>	<p>OWNER(S): HAHR, WILLIAM &amp; MARGARET  ADDRESS: VL N OF 4928 SW 198 TERRACE  FOLIO: 5039 35 08 0030  VIOLATION(S):</p> <p>1). SHIPPING CONTAINER NOT SCREENED FROM VIEW.  2). FILL WITHOUT APPROVAL AND PERMITS. (COMPLIED)  3). FAILURE TO OBTAIN CERTIFICATE OF USE. (COMPLIED)</p>	<p><b>STATUS:</b>  NOTICE OF HEARING ISSUED JUNE 23, 2011.</p> <p>GIVEN UNTIL SEPTEMBER 1, 2011 TO COMPLY OR FINE OF \$100.00 PER DAY. ASSESSED ADM COSTS OF \$150.00. RETURN TO SEPTEMBER 6, 2011 HEARING.</p>
<p><b>3.2</b></p>	<p><b>CASE 2011-260</b></p>	<p>OWNER(S): OCHOA, MAURICIO  ADDRESS: VL E OF 17490 SW 70 PLACE  FOLIO: 5140 06 04 0233  VIOLATION(S):</p> <p>1). FILL WITHOUT APPROVAL AND PERMITS.</p>	<p><b>STATUS:</b>  NOTICE OF HEARING ISSUED JULY 7, 2011.</p> <p>GIVEN UNTIL SEPTEMBER 1, 2011 TO COMPLY OR FINE OF \$100.00 PER DAY. ASSESSED ADM COSTS OF \$150.00. RETURN TO SEPTEMBER 6, 2011 HEARING.</p>
<p><b>3.3</b></p>	<p><b>CASE 2011-270</b></p>	<p>OWNER(S): PATRICK, SEAN  ADDRESS: 5230 SW 195 TERRACE  FOLIO: 5039 36 01 0240  VIOLATION(S):</p> <p>1). FILL WITHOUT APPROVAL AND PERMITS.  2). WORK WITHOUT PERMIT (BARN).</p>	<p><b>STATUS:</b>  NOTICE OF HEARING ISSUED MAY 25, 2011.</p> <p>GIVEN UNTIL SEPTEMBER 1, 2011 TO COMPLY OR FINE OF \$100.00 PER DAY. ASSESSED ADM COSTS OF \$150.00. RETURN TO SEPTEMBER 6, 2011 HEARING.</p>

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3.4	<b>CASE 2011-279</b>	OWNER(S): RODRIGUEZ, ML & RR % LALINE CONCEPCION VELOSO ESQ ADDRESS: 20210 SW 50 PLACE FOLIO: 5039 35 03 0770 VIOLATION(S):  1). PROPERTY IS OVERGROWN.	<b>STATUS:</b> NOTICE OF HEARING ISSUED JUNE 21, 2011.  GIVEN UNTIL AUGUST 17, 2011 TO COMPLY OR FINE OF \$100.00 PER DAY. ASSESSED ADM COSTS OF \$150.00. RETURN TO SEPTEMBER 6, 2011 HEARING.
3.5	<b>CASE 2011-284</b>	OWNER(S): GELDKOP, ELENA ADDRESS: 19001 SW 50 STREET FOLIO: 5039 36 10 0050 VIOLATION(S):  1). PROPERTY IS OVERGROWN.	<b>STATUS:</b> NOTICE OF HEARING ISSUED JUNE 20, 2011.  GIVEN UNTIL AUGUST 17, 2011 TO COMPLY OR FINE OF \$100.00 PER DAY. ASSESSED ADM COSTS OF \$150.00. RETURN TO SEPTEMBER 6, 2011 HEARING.
3.6	<b>CASE 2011-346</b>	OWNER(S): BADAL, REY ADDRESS: 5702 SW 148 AVENUE FOLIO: 5040 34 03 0220 VIOLATION(S):  1). PROPERTY IS OVERGROWN. 2). POOL UNKEMPT.	<b>STATUS:</b> NOTICE OF HEARING ISSUED JUNE 28, 2011.  GIVEN UNTIL AUGUST 17, 2011 TO COMPLY OR FINE OF \$100.00 PER DAY. ASSESSED ADM COSTS OF \$150.00. RETURN TO SEPTEMBER 6, 2011 HEARING.  GIVEN AUTHORITY TO ABATE NUISANCE.

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<b>3.7</b>	<b>CASE 2011-351</b>	OWNER(S): SCHIAVON, NEVRA & DONALD ADDRESS: 14430 SUNSET LANE FOLIO: 5140 03 01 0280 VIOLATION(S):  1). PROPERTY IS OVERGROWN.	<b>STATUS:</b> NOTICE OF HEARING ISSUED JULY 7, 2011.  <i>COMPLIED.</i>
<b>3.8</b>	<b>CASE 2011-359</b>	OWNER(S): SANTIAGO, DANIEL ADDRESS: 4831 SW 201 TERRACE FOLIO: 5039 35 05 0310 VIOLATION(S):  1). PROPERTY IS OVERGROWN.	<b>STATUS:</b> NOTICE OF HEARING ISSUED JULY 11 2011.  <i>CONTINUED TO SEPTEMBER 6, 2011 HEARING.</i>
<b>3.9</b>	<b>CASE 2011-368</b>	OWNER(S): BADAL, REY ADDRESS: 5702 SW 148 AVENUE FOLIO: 5040 34 03 0220 VIOLATION(S):  1). PROPERTY HAS UNMAINTAINED BUILDING AND STRUCTURE WITH JUNK, TRASH, DEBRIS.	<b>STATUS:</b> NOTICE OF HEARING ISSUED JULY 13, 2011.  <i>CONTINUED TO SEPTEMBER 6, 2011 HEARING.</i>

**4. CITATIONS**

<b>4.0</b>	<b>CASE 2010C- 559</b>	OWNER(S): BON HAES, ADRIENNE % CHERN & SEVIN ADDRESS: 18100 SW 50 STREET FOLIO: 5040 31 01 0320 VIOLATION(S):  1). BULK TRASH.	<b>STATUS:</b> CITATION ISSUED JUNE 2, 2011.  <i>HEARING REQUESTED.</i>  <i>\$200.00 FINE IMPOSED.</i>
<b>4.1</b>	<b>CASE 2010C- 711</b>	OWNER(S): CHUNG, VICTOR & MAUREEN ADDRESS: 19100 SW 61 MANOR FOLIO: 5039 36 10 0710 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED MARCH 8, 2011.  <i>HEARING REQUESTED.</i>  <i>NO ACTION TAKEN.</i>

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<b>4.2</b>	<b>CASE 2011A- 228</b>	OWNER(S): MCDONALD, MICHAEL & GATLEY, HEATHER ADDRESS: 5710 SW 166 AVENUE FOLIO: 5040 32 05 0160 VIOLATION(S):  1). ALARM	<b>STATUS:</b> CITATION ISSUED JUNE 23, 2011.  PAID.
<b>4.3</b>	<b>CASE 2011C- 358</b>	OWNER(S): 5741 SW 127 AVE LLC ADDRESS: 5741 SW 127 AVENUE FOLIO: 5040 35 01 0135 VIOLATION(S):  1). OBJECTS IN RIGHT OF WAY (SIGN)	<b>STATUS:</b> CITATION ISSUED JULY 5, 2011.  ASSESSED \$250.00 FINE PLUS \$150.00 IN ADM COSTS.  TOTAL DUE = \$400.00.

**5. FORECLOSURE AUTHORIZATION**

<b>5.1</b>	<b>CASE</b>	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):  1).	<b>STATUS:</b>
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**6. BSO COMMERCIAL MOTOR VEHICLE CITATIONS**

<b>6.1</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).