

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  
SEPTEMBER 4, 2012  
9:00 A.M.**

**1. CALL SESSION TO ORDER**

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

<b>2.1</b>	<b>CASE 2011-620</b>	OWNER(S): RAMOS, ERICA & CARODOZA, JORGE RAMOS, PABLO ADDRESS: 15821 SW 53 COURT FOLIO: 5040 33 01 0088 VIOLATION(S):  1).UNAUTHORIZED USE OF RIGHT OF WAY FOR DUMPSTER STORAGE (COMPLIED). 2). FILL WITHOUT PERMITS. 3). WORK WITHOUT PERMITS (GAZEBO).	<b>STATUS:</b> NOTICE OF HEARING ISSUED JANUARY 24, 2012.  GIVEN UNTIL JULY 4, 2012 TO COMPLY OR FINE OF \$100.00 PER DAY.
<b>2.2</b>	<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.
<b>2.3</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.  GIVEN UNTIL JULY 18, 2012 TO COMPLY OR \$100.00 PER DAY.  COMPLIED AUGUST 13, 2012.  FINE DUE OF 26 DAYS X \$100.00 - \$2,600.00.

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<b>2.4</b>	<b>CASE 2012-213</b>	<p>OWNER(S): GARCIA, RAMON &amp; VIVIAN ADDRESS: 17331 SW 61 CT FOLIO: 5140 06 01 0092 VIOLATION(S):</p> <p>1). CLEARING/GRADING/FILLING WITHOUT APPROVAL AND PERMIT. 2). FAILURE TO DISPLAY PERMIT CARD IN A CONSPICUOUS LOCATION AS REQUIRED BY CODE.</p>	<p><b>STATUS:</b> GIVEN UNTIL AUGUST 4, 2012 TO COMPLY OR FINE OF \$100.00 PER DAY.</p>
<b>2.5</b>	<b>CASE 2012 – 226</b>	<p>OWNER(S): VIGOA, LUIS ADDRESS: 19000 GRIFFIN ROAD FOLIO: 5039 25 02 0070 VIOLATION(S):</p> <p>1). FAILURE TO OBTAIN CERTIFICATE OF USE (DUMPING OF YARD WASTE ON PROPERTY)</p>	<p><b>STATUS:</b> GIVEN UNTIL SEPTEMBER 3, 2012 TO COMPLY OR \$100.00 PER DAY.</p>
<b>2.6</b>	<b>CASE 2012-257</b>	<p>OWNER(S): SUNTRUST MORTGAGE INC % MICULITZKIM YANINA ADDRESS: 20210 SW 50 PLACE FOLIO: 5039 35 03 0770 VIOLATION(S):</p> <p>1). LOT IS OVERGROWN. 2). POOL NOT MAINTAINED. 3). FAILURE TO PROVIDE POOL FENCE W SELF-CLOSING AND SELF-LATCHING GATES</p>	<p><b>STATUS:</b> GIVEN UNTIL JULY 18, 2012 TO COMPLY OR \$100.00 PER DAY.</p> <p>GIVEN UNTIL JULY 18, 2012 TO COMPLY OR \$100.00 PER DAY.</p> <p>COMPLIED AUGUST 7, 2012.</p> <p>FINE DUE OF 20 DAYS X \$300.00 - \$6,000.00.</p>

**3. NEW CASES**

<b>3.1</b>	<b>CASE 2012-092</b>	<p>OWNER(S): SUSTIEL, OFFER ADDRESS: 13441 MUSTANG TRAIL FOLIO: 5140 02 01 0335 VIOLATION(S):</p> <p>1). WORK WITHOUT PERMITS</p>	<p><b>STATUS:</b> NOTICE OF HEARING ISSUED JUNE 12, 2012.</p> <p>COMPLIED</p>
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<b>3.2</b>	<b>CASE 2012-227</b>	OWNER(S): ARANA, HECTOR LUIS ADDRESS: VL ACROSS FROM 4810 SW 198 TERRACE FOLIO: 5039 35 08 0011 VIOLATION(S):  1). LOT IS OVERGROWN. 2). PARKING HORSE TRAILER ON SITE. 3). STORAGE OF MANURE ON SITE.	<b>STATUS:</b> NOTICE OF HEARING ISSUED JULY 9, 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.
<b>3.4</b>	<b>CASE 2012-253</b>	OWNER(S): MATA, MARIA DE LAS NIEVES B ADDRESS: 13700 E PALOMINO DRIVE FOLIO: 5040 34 01 0023 VIOLATION(S):  1). FILLING/CLEARING/GRADING WITHOUT APPROVAL AND PERMIT.	<b>STATUS:</b> NOTICE OF HEARING ISSUED JULY 26, 2012.  COMPLIED
<b>3.5</b>	<b>CASE 2012-254</b>	OWNER(S): COHEN, GARY ADDRESS: 13850 STIRLING ROAD FOLIO: 5140 03 01 0250 VIOLATION(S):  1). FILLING/CLEARING/GRADING WITHOUT APPROVAL AND PERMIT.	<b>STATUS:</b> NOTICE OF HEARING ISSUED JULY 26, 2012.
<b>3.6</b>	<b>CASE 2012-260</b>	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).	<b>STATUS:</b> NOTICE OF HEARING ISSUED JUNE 13, 2012.

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<b>3.7</b>	<b>CASE 2012-261</b>	OWNER(S): BEZZINA, THERESA & PILCHER, JOHN ADDRESS: 5500 SW 130 AVENUE FOLIO: 5040 35 01 0023 VIOLATION(S):  1). TREE LIMBS BLOCKING TRAFFIC ALONG SW 130 AVENUE.	<b>STATUS:</b> NOTICE OF HEARING ISSUED JUNE 18, 2012.
<b>3.8</b>	<b>CASE 2012-272</b>	OWNER(S): ARIN, ESRA ADDRESS: 12901 STIRLING ROAD FOLIO: 5040 35 01 0132 VIOLATION(S):  1). OVERGROWN PROPERTY. 2). POOL NOT BEING MAINTAINED. 3). JUNK VEHICLE.	<b>STATUS:</b> NOTICE OF HEARING ISSUED JUNE 18, 2012.
<b>3.9</b>	<b>CASE 2012-286</b>	OWNER(S): TAPPER, ERICKA ADDRESS: 14715 STIRLING ROAD FOLIO: 5040 34 01 0503 VIOLATION(S):  1). WORK WITHOUT PERMIT (STRUCTURE) COMPLIED. 2). WORK WITHOUT PERMIT (TIKI HUT).	<b>STATUS:</b> NOTICE OF HEARING ISSUED JUNE 26, 2012.
<b>3.10</b>	<b>CASE 2012-288</b>	OWNER(S): SALSBURY, ROBERT & HELEN ADDRESS: 5151 SW 190 AVENUE FOLIO: 5039 36 10 0130 VIOLATION(S):  1). WORK WITHOUT PERMIT (ELECTRICAL).	<b>STATUS:</b> NOTICE OF HEARING ISSUED JUNE 26, 2012.  COMPLIED
<b>3.11</b>	<b>CASE 2012-318</b>	OWNER(S): DPQ INVESTMENTS LLC ADDRESS: 13825 LURAY ROAD FOLIO: 5140 03 01 0271 VIOLATION(S):  1). SIGN ON RIGHT OF WAY.	<b>STATUS:</b> NOTICE OF HEARING ISSUED JULY 26, 2012.  COMPLIED

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<b>3.12</b>	<b>CASE 2012-332</b>	OWNER(S): GLADSTONE, RICHARD ADDRESS: 14420 STIRLING ROAD FOLIO: 5140 03 01 0062 VIOLATION(S):  1). SIGN ON RIGHT OF WAY.	<b>STATUS:</b> NOTICE OF HEARING ISSUED JULY 24, 2012.  COMPLIED
<b>3.13</b>	<b>CASE 2012-360 (PRIOR CODE CASE 2010-096)</b>	OWNER(S): JODANSI PROPERTIES LLC ADDRESS: VACANT LOTS GRIFFIN BETWEEN SW 133 AND SW 130 AVENUE FOLIO(s): 5040 26 14 0090, 5040 26 14 0100, 5040 26 14 0110, 5040 26 14 0120, 5040 26 14 0080, 5040 26 14 0070, 5040 26 14 0140, 5040 26 14 0130, 5040 26 14 0050, 5040 26 14 0060, 5040 26 14 0150, 5040 26 14 0160, 5040 26 14 0040, 5040 26 14 0030, 5040 26 14 0180, 5040 26 14 0170, 5040 26 14 0020, 5040 26 14 0190, 5040 26 14 0010, 5040 26 14 0200, 5040 26 14 0210, 5040 26 14 0230  VIOLATION(S): ANIMAL NUISANCE	<b>STATUS:</b> IRREPARABLE/IRREVERSIBLE/ REPEAT VIOLATION.

**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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**5. FORECLOSURE AUTHORIZATION**

<b>5.1</b>	<b>CASE 2010-096</b>	OWNER(S): JODANSI PROPERTIES LLC ADDRESS: VACANT LOTS GRIFFIN BETWEEN SW 133 AND SW 130 AVENUE FOLIO(s): 5040 26 14 0090, 5040 26 14 0100, 5040 26 14 0110, 5040 26 14 0120, 5040 26 14 0080, 5040 26 14 0070, 5040 26 14 0140, 5040 26 14 0130, 5040 26 14 0050, 5040 26 14 0060, 5040 26 14 0150, 5040 26 14 0160, 5040 26 14 0040, 5040 26 14 0030, 5040 26 14 0180, 5040 26 14 0170, 5040 26 14 0020, 5040 26 14 0190, 5040 26 14 0010, 5040 26 14 0200, 5040 26 14 0210, 5040 26 14 0230  VIOLATION(S): ANIMAL NUISANCE	<b>STATUS:</b> FINE OF \$4,150.00 IMPOSED ON MARCH 2, 2010.
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**6. BSO COMMERCIAL MOTOR VEHICLE CITATIONS**

<b>6.1</b>	<b>CASE</b>  <b>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).