

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
SEPTEMBER 6, 2011
9:00 A.M.**

MINUTES

1. CALL SESSION TO ORDER

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

2.1	CASE 2011-139	OWNER(S): ROLLING OAKS ESTATES LLC ADDRESS: VL #8 SW 58 ST/ W OF 178 AVENUE FOLIO: 5040 31 10 0080 VIOLATION(S): 1). PROPERTY HAS JUNK, TRASH, DEBRIS.	STATUS: NOTICE OF HEARING ISSUED APRIL 19, 2011. PRIOR STIPULATION APPROVED. RESPONDENT TO COMPLY BY AUGUST 31, 2011 OR \$100.00 PER DAY. RESPONDENT GIVEN UNTIL DECEMBER 5, 2011 TO COMPLY. RETURN TO DECEMBER 6, 2011 HEARING.
2.2	CASE 2011-140	OWNER(S): ROLLING OAKS ESTATES LLC ADDRESS: VL #6 SW 58 ST/ W OF 178 AVENUE FOLIO: 5040 31 10 0060 VIOLATION(S): 1). PROPERTY HAS JUNK, TRASH, DEBRIS.	STATUS: NOTICE OF HEARING ISSUED APRIL 19, 2011. PRIOR STIPULATION APPROVED. RESPONDENT TO COMPLY BY AUGUST 31, 2011 OR \$100.00 PER DAY. RESPONDENT GIVEN UNTIL DECEMBER 5, 2011 TO COMPLY. RETURN TO DECEMBER 6, 2011 HEARING.

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2.3	CASE 2011-141	OWNER(S): ROLLING OAKS ESTATES LLC ADDRESS: VL #7 SW 58 ST/ W OF 178 AVENUE FOLIO: 5040 31 10 0070 VIOLATION(S): 1). PROPERTY HAS JUNK, TRASH, DEBRIS.	STATUS: NOTICE OF HEARING ISSUED APRIL 19, 2011. PRIOR STIPULATION APPROVED. RESPONDENT TO COMPLY BY AUGUST 31, 2011 OR \$100.00 PER DAY. RESPONDENT GIVEN UNTIL DECEMBER 5, 2011 TO COMPLY. RETURN TO DECEMBER 6, 2011 HEARING.
2.4	CASE 2011-232	OWNER(S): HAHR, WILLIAM & MARGARET ADDRESS: VL N OF 4928 SW 198 TERRACE FOLIO: 5039 35 08 0030 VIOLATION(S): 1). SHIPPING CONTAINER NOT SCREENED FROM VIEW. 2). FILL WITHOUT APPROVAL AND PERMITS. (COMPLIED) 3). FAILURE TO OBTAIN CERTIFICATE OF USE. (COMPLIED)	STATUS: NOTICE OF HEARING ISSUED JUNE 23, 2011. GIVEN UNTIL SEPTEMBER 1, 2011 TO COMPLY OR \$100.00 PER DAY. COMPLIED.
2.5	CASE 2011-260	OWNER(S): OCHOA, MAURICIO ADDRESS: VL E OF 17490 SW 70 PLACE FOLIO: 5140 06 04 0233 VIOLATION(S): 1). FILL WITHOUT APPROVAL AND PERMITS.	STATUS: NOTICE OF HEARING ISSUED JULY 7, 2011. GIVEN UNTIL SEPTEMBER 1, 2011 TO COMPLY OR \$100.00 PER DAY. COMPLIED.
2.6	CASE 2011-270	OWNER(S): PATRICK, SEAN ADDRESS: 5230 SW 195 TERRACE FOLIO: 5039 36 01 0240 VIOLATION(S): 1). FILL WITHOUT APPROVAL AND PERMITS. 2). WORK WITHOUT PERMIT (BARN).	STATUS: NOTICE OF HEARING ISSUED MAY 25, 2011. GIVEN UNTIL SEPTEMBER 1, 2011 TO COMPLY OR \$100.00 PER DAY. IMPOSE PENALTY AND LIEN.

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2.7	CASE 2011-279	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.	STATUS: NOTICE OF HEARING ISSUED JUNE 21, 2011. GIVEN UNTIL AUGUST 17, 2011 TO COMPLY OR \$100.00 PER DAY. IMPOSE PENALTY AND LIEN. GIVEN AUTHORITY TO ABATE.
2.8	CASE 2011-284	OWNER(S): GELDKOP, ELENA ADDRESS: 19001 SW 50 STREET FOLIO: 5039 36 10 0050 VIOLATION(S): 1). PROPERTY IS OVERGROWN.	STATUS: NOTICE OF HEARING ISSUED JUNE 20, 2011. GIVEN UNTIL AUGUST 17, 2011 TO COMPLY OR \$100.00 PER DAY. COMPLIED.
2.9	CASE 2011-285	OWNER(S): MARTIN, DARIENS & LARITZA ADDRESS: 5720 SW 166 AVENUE FOLIO: 5040 32 05 0150 VIOLATION(S): 1). CERTIFICATE OF USE (VEHICLE STORAGE).	STATUS: NOTICE OF HEARING ISSUED JUNE 14, 2011. GIVEN UNTIL AUGUST 4, 2011 TO COMPLY OR \$100.00 PER DAY. CONTINUED TO OCTOBER 4, 2011 HEARING.
2.10	CASE 2011-346	OWNER(S): BADAL, REY ADDRESS: 5702 SW 148 AVENUE FOLIO: 5040 34 03 0220 VIOLATION(S): 1). PROPERTY IS OVERGROWN. 2). POOL UNKEMPT.	STATUS: NOTICE OF HEARING ISSUED JUNE 28, 2011. GIVEN UNTIL AUGUST 17, 2011 TO COMPLY OR \$100.00 PER DAY. IMPOSE PENALTY AND LIEN. GIVEN AUTHORITY TO ABATE.

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2.11	CASE 2011-359	OWNER(S): SANTIAGO, DANIEL ADDRESS: 4831 SW 201 TERRACE FOLIO: 5039 35 05 0310 VIOLATION(S): 1). PROPERTY IS OVERGROWN.	STATUS: NOTICE OF HEARING ISSUED JULY 11 2011. CONTINUED FROM AUGUST 2, 2011 HEARING. COMPLIED.
2.12	CASE 2011-368	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.	STATUS: NOTICE OF HEARING ISSUED JULY 13, 2011. CONTINUED FROM AUGUST 2, 2011 HEARING. COMPLIED.

3. NEW CASES

3.1	CASE 2011-364	OWNER(S): LIAW, SU JIN ADDRESS: VL W OF 17004 GRIFFIN ROAD FOLIO: 5040 29 01 0443 VIOLATION(S): 1). PROPERTY IS OVERGROWN.	STATUS: NOTICE OF HEARING ISSUED JULY 19, 2011. GIVEN UNTIL SEPTEMBER 21, 2011 TO COMPLY OR \$100.00 PER DAY. RETURN TO OCTOBER 4, 2011 HEARING.
3.2	CASE 2011-366	OWNER(S): CACCAVALE, JESSICA J ADDRESS: 17620 SW 65 COURT FOLIO: 5140 06 01 0201 VIOLATION(S): 1). WORK WITHOUT PERMIT. 2). FILLING/CLEARING/GRADING WITHOUT PERMIT. 3). WORK WITHOUT PERMIT (CANAL BANK).	STATUS: NOTICE OF HEARING ISSUED JULY 13, 2011. CONTINUED TO OCTOBER 4, 2011 HEARING.

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3.3	CASE 2011-396	OWNER(S): CARRILLO, GERMAN ANDRES ADDRESS: VL W OF 5151 SW 136 AVENUE FOLIO: 5040 34 01 0042 VIOLATION(S): 1). PROPERTY HAS JUNK TRASH, DEBRIS.	STATUS: NOTICE OF HEARING ISSUED AUGUST 22, 2011. GIVEN UNTIL SEPTEMBER 16, 2011 TO COMPLY OR \$100.00 PER DAY. RETURN TO OCTOBER 4, 2011 HEARING.
3.4	CASE 2011-416	OWNER(S): BANK OF NEW YORK MELLON TRSTEE % GREENSPOON MARDER PA ADDRESS: 5500 SW 195 TERRACE FOLIO: 5039 36 07 0720 VIOLATION(S): 1). ADDRESS NUMBERS NOT POSTED. 2). PROPERTY IS OVERGROWN.	STATUS: NOTICE OF HEARING ISSUED AUGUST 17, 2011. COMPLIED.
3.5	CASE 2011-422	OWNER(S): FLORES, DOMINICK ADDRESS: VL SE CRNR 178 AVE/48 ST FOLIO: 5040 30 00 0050 VIOLATION(S): 1). PARKING ON VACANT LOT.	STATUS: NOTICE OF HEARING ISSUED AUGUST 22, 2011. COMPLIED.

4. CITATIONS

4.0	CASE 2010C- 557	OWNER(S): OLD FASHIONED INVESTING LLC ADDRESS: 17400 SW 58 STREET FOLIO: 5040 31 01 0542 VIOLATION(S): 1). BULK TRASH.	STATUS: CITATION ISSUED AUGUST 1, 2011. IMPOSED FINE OF \$500.00 PLUS \$150.00 IN ADM COSTS. TOTAL DUE - \$650.00
4.1	CASE 2010C- 596	OWNER(S): SCHROEDER, EUGENE & ELIZABETH ADDRESS: 15921 SW 53 COURT FOLIO: 5040 33 01 0127 VIOLATION(S): 1). BULK TRASH	STATUS: CITATION ISSUED AUGUST 1, 2011. PAID.

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4.2	CASE 2010C- 711	OWNER(S): CHUNG, VICTOR & MAUREEN ADDRESS: 19100 SW 61 MANOR FOLIO: 5039 36 10 0710 VIOLATION(S): 1). BULK TRASH	STATUS: CITATION ISSUED MARCH 8, 2011. <i>HEARING REQUESTED.</i> IMPOSED FINE OF \$300.00.
4.3	CASE 2011C- 196	OWNER(S): MILLER, RICHARD ADDRESS: 12850 SW 56 STREET FOLIO: 5040 35 01 0130 VIOLATION(S): 1). BULK TRASH	STATUS: CITATION ISSUED AUGUST 1, 2011. <i>HEARING REQUESTED.</i> IMPOSED FINE OF \$300.00.
4.4	CASE 2011C- 269	OWNER(S): O'TOOLE, MIGUEL & ALIDA ADDRESS: 5200 SW 164 TERRACE FOLIO: 5040 32 05 0640 VIOLATION(S): 1). BULK TRASH	STATUS: CITATION ISSUED AUGUST 1, 2011. <i>HEARING REQUESTED.</i> IMPOSED FINE OF \$250.00.
4.5	CASE 2011C- 434	OWNER(S): EVANS FINANCIAL SERVICES ADDRESS: 5591 MELALEUCA ROAD FOLIO: 5040 35 01 0075 VIOLATION(S): 1). BULK TRASH	STATUS: CITATION ISSUED AUGUST 12, 2011. PAID.

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5. FORECLOSURE AUTHORIZATION

5.1	CASE 2010-432	OWNER(S): BANK OF NEW YORK MELLON TRSTEE % GREENSPOON MARDER PA ADDRESS: 5500 SW 195 TERRACE FOLIO: 5039 36 07 0720 VIOLATION(S): 1). DUTY TO MAINTAIN PROPERTY.	STATUS: DAILY LIEN AND FINE OF \$150.00 PER DAY AS OF SEPTEMBER 22, 2010. GIVEN AUTHORITY TO FORECLOSE.
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6. BSO COMMERCIAL MOTOR VEHICLE CITATIONS

6.1	CASE BSO SW	OWNER(S): ADDRESS: FOLIO: VIOLATION(S): COMMERCIAL MOTOR VEHICLE CITATION	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).