

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
APRIL 6, 2010
9:00 A.M.

1. CALL SESSION TO ORDER

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

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| 2.1 | CASE 2009-446 | OWNER(S): PEREZ, CARLOS & CINDY ADDRESS: 13750 E PALOMINO DRIVE FOLIO: 5040 34 01 0010 VIOLATION(S): 1). STRUCTURE WITHOUT PERMITS. | STATUS: GIVEN UNTIL MARCH 6, 2010 TO COMPLY OR \$150.00 PER DAY. |
| 2.2 | CASE 2009-610 | OWNER(S): RIVERA, MERCEDES & MIGUEL ADDRESS: 6901 HOLATEE TRAIL FOLIO: 5140 03 01 0408 VIOLATION(S): 1). PROPERTY AND SWALE ARE OVERGROWN. | STATUS: GIVEN UNTIL MARCH 12, 2010 TO COMPLY OR \$100.00 PER DAY. |
| 2.3 | CASE 2010-001 | OWNER(S): WELLS FARGO BANK % JP MORGAN CHASE BANK ADDRESS: 14501 SUNSET LANE FOLIO: 5140 03 01 0100 VIOLATION(S): 1).PROPERTY & SWALE ARE OVERGROWN. | STATUS: GIVEN UNTIL MARCH 12, 2010 TO COMPLY OR \$100.00 PER DAY. COMPLIED. |
| 2.4 | CASE 2010-006 | OWNER(S):MARTINEZ, MARITZA ADDRESS: 17031 SW 63 MANOR FOLIO: 5140 05 01 0166 VIOLATION(S): 1).PROPERTY & SWALE ARE OVERGROWN. | STATUS: GIVEN UNTIL MARCH 12, 2010 TO COMPLY OR \$100.00 PER DAY. COMPLIED. |

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| 2.5 | CASE 2010-023 | OWNER(S): HENSLEY, DOROTHY & B E ADDRESS: 13400 STIRLING ROAD FOLIO: 5140 02 01 0141 VIOLATION(S): 1). SIGN WITHOUT PERMIT. 2). PROPERTY USE WITHOUT CERTIFICATE OF USE. | STATUS: GIVEN UNTIL MARCH 12, 2010 TO COMPLY OR \$100.00 PER DAY. COMPLIED. |
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3. NEW CASES

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| 3.1 | CASE 2009-402 | OWNER(S): GARCIA, JUAN R ADDRESS: 5810 SW 196 LANE FOLIO: 5039 36 07 0140 VIOLATION(S): 1). FILL WITHOUT APPROVAL AND PERMITS. | STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 21, 2010. COMPLIED. |
| 3.2 | CASE 2010-054 | OWNER(S): MARROQUIN, JAIME ENRIQUE OLAYA ADDRESS: 18121 SW 50 STREET FOLIO: 5040 30 00 0064 VIOLATION(S): 1). JUNK VEHICLES ON PROPERTY. 2). PROPERTY AND SWALE OVERGROWN, TREE BRANCHES INTO RIGHT OF WAY. | STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: MARCH 2, 2010. |
| 3.3 | CASE 2010-058 | OWNER(S): ARANA, HECTOR LUIS ADDRESS: VL N OF 4821 SW 198 TERRACE FOLIO: 5039 35 08 0011 VIOLATION(S): 1). PROPERTY AND SWALE ARE OVERGROWN. 2). FILL WITHOUT APPROVAL AND PERMITS. 3). MANURE BEING STORED ON PROPERTY. | STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 19, 2010. |

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| 3.4 | CASE 2010-060 | OWNER(S):GONZALEZ, ROBERT ADDRESS: 4928 SW 198 TERRACE FOLIO: 5039 35 08 0060 VIOLATION(S): 1).COMMERCIAL USE REQUIRES DUMPSTER. 2). IMPROPER DISPOSAL OF MANURE. | STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 10, 2010. COMPLIED. |
| 3.5 | CASE 2010-063 | OWNER(S):HERNANDEZ, FELIPE & MIRIAM ADDRESS: 6720 SW 178 AVENUE FOLIO: 5140 06 040151 VIOLATION(S): 1).FAILURE TO OBTAIN PERMIT FOR WELL. | STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 18, 2010. COMPLIED. |
| 3.6 | CASE 2010-067 | OWNER(S):HSBC BANK USA NATL ASSN TRSTEE ADDRESS: 17850 SW 66 STREET FOLIO: 5140 06 03 0121 VIOLATION(S): 1).PROPERTY AND SWALE ARE OVERGROWN. | STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: MARCH 1, 2010. |
| 3.7 | CASE 2010-069 | OWNER(S):FLORES, FRANCISCO & MARIA ADDRESS: 17851 SW 63 MANOR FOLIO: 5140 06 08 0011 VIOLATION(S): 1). PROPERTY AND SWALE ARE OVERGROWN. | STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: MARCH 1, 2010. COMPLIED. |
| 3.8 | CASE 2010-070 | OWNER(S): JONES, THOMAS Q. ADDRESS: VL NW CRNR 63 MANOR & SW 178 AVE FOLIO: 5140 06 08 0010 VIOLATION(S): 1). PROPERTY AND SWALE ARE OVERGROWN. | STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: MARCH 2, 2010. COMPLIED. |

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| 3.9 | CASE 2010-071 | OWNER(S): VIDAL, RUBEN & BERTHA ADDRESS: VL NE CRNR 61 STREET & SW 178 AVE FOLIO: 5140 06 09 0010 VIOLATION(S): 1). PROPERTY IS OVERGROWN AT REAR. 2). CONSTRUCTION DEBRIS ON PROPERTY. | STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: MARCH 2, 2010. COMPLIED. |
| 3.10 | CASE 2010-072 | OWNER(S): GAUDIANO, SARA E., TREVINO, H TREVINO, R % VEGA, ESTEBAN ADDRESS: 5600 SW 178 AVENUE FOLIO: 5040 31 01 0630 VIOLATION(S): 1). PROPERTY IS OVERGROWN ALONG FENCE LINE. 2). FENCE IN DISREPAIR. | STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: MARCH 2, 2010. |
| 3.11 | CASE 2010-074 | OWNER(S): AJZ INVESTMENTS INC ADDRESS: VL E OF 18121 SW 50 STREET FOLIO: 5040 30 00 0066 VIOLATION(S): 1). FICUS HEDGES EXCEED 8' IN HEIGHT. | STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: MARCH 3, 2010. |
| 3.12 | CASE 2010-080 | OWNER(S): GAUDIANO, SARA E., TREVINO, H TREVINO, R % VEGA, ESTEBAN ADDRESS: VL WEST OF 5600 SW 178 AVENUE FOLIO: 5040 31 01 0632 VIOLATION(S): 1). PROPERTY IS OVERGROWN ALONG FENCE LINE. 2). FENCE IN DISREPAIR. | STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: MARCH 4, 2010. |

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| 3.13 | CASE 2010-081 | OWNER(S): GAUDIANO, SARA E., TREVINO, H TREVINO, R % VEGA, ESTEBAN ADDRESS: VL WEST VL WEST OF 5600 SW 178 AVENUE FOLIO: 5040 31 01 0642 VIOLATION(S): 1). PROPERTY IS OVERGROWN ALONG FENCE LINE. 2). FENCE IN DISREPAIR. | STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: MARCH 2, 2010. |
| 3.14 | CASE 2010-132 | OWNER(S): WESTON SPANISH CONGREGATION OF JEHOVAH'S WITNESSES ADDRESS: 4601 SW 164 TERRACE FOLIO: 5040 32 05 1120 VIOLATION(S): 1). MISSING PLANT MATERIAL, FAILURE TO MAINTAIN. | STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: MARCH 10, 2010. |
| 3.15 | CASE 2010-134 | OWNER(S): LIEBLER, THOMAS & ALEXANDRA ADDRESS: 5930 SW 172 AVENUE FOLIO: 5040 32 03 0021 VIOLATION(S): 1). COMMERCIAL VEHICLE. | STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: MARCH 10, 2010. COMPLIED. |
| 3.16 | CASE 2010-143 | OWNER(S): WILKINSON, CURTIS & ALSIA ADDRESS: 4800 SW 198 TERRACE FOLIO: 5039 35 08 0020 VIOLATION(S): 1). "PHI" SIGN INSTALLED WITHOUT PERMIT. | STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: MARCH 4, 2010. COMPLIED. |
| 3.17 | CASE 2010-149 | OWNER(S): FOREMAN, JEFFREY & BONNIE RICH ADDRESS: 4810 SW 199 AVENUE FOLIO: 5039 35 04 0280 VIOLATION(S): 1). ADDRESS NUMBERS NOT POSTED. | STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: MARCH 17, 2010. COMPLIED. |

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| 3.18 | CASE 2010-152 | OWNER(S): RODRIGUEZ, ENRIQUE, M. ADDRESS: 6411 SW 183 WAY FOLIO: 5140 06 02 0013 VIOLATION(S): 1). PROPERTY AND SWALE ARE OVERGROWN. | STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: MARCH 17, 2010. |
| 3.19 | CASE 2010-153 | OWNER(S): SOUTH POINT INC % WILSHIRE CREDIT CORP ADDRESS: 14501 STIRLING ROAD FOLIO: 5040 34 01 0502 VIOLATION(S): 1). SEPTIC TANK UNSECURED. | STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: MARCH 8, 2010. |

4. CITATIONS

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| 4.1 | CASE | OWNER(S): ADDRESS: FOLIO: VIOLATION(S): 1). | STATUS: |
| 4.2 | CASE | OWNER(S): ADDRESS: FOLIO: VIOLATION(S): | STATUS: |

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5. FORECLOSURE AUTHORIZATION

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| 5.1 | CASE 2008-244 | OWNER(S): ARANA, HECTOR LUIS ADDRESS: VL N OF 4821 SW 198 TERRACE FOLIO: 5039 35 08 0011 VIOLATION(S): 1). FILL WITHOUT APPROVAL AND PERMITS. | STATUS: FINE OF \$100.00 PER DAY SINCE OCTOBER 19, 2008. |
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6. BSO COMMERCIAL MOTOR VEHICLE CITATIONS

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| 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).