

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 11, 2009**  
**9:00 A.M.**

**1. CALL SESSION TO ORDER**

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

2.1	<b>CASE 2008-281</b>	OWNER(S): CHINESE AMERICAN BENEVOLENT ASSN ADDRESS: 14195 OLD SHERIDAN STREET FOLIO: 5140 03 05 0010 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN (COMPLIED). 2). PERMIT FOR BUILDING HAS EXPIRED.	<b>STATUS:</b> GIVEN UNTIL JANUARY 12, 2009 TO COMPLY OR \$100.00 PER DAY.
2.2	<b>CASE 2009-042</b>	OWNER(S): ZUNIGA, LAURA ADDRESS: 5901 SW 162 AVENUE FOLIO: 5040 32 04 0068 VIOLATION(S):  1). MAINTAINING VEHICLES NOT REGISTERED TO PROPERTY.	<b>STATUS:</b> GIVEN UNTIL APRIL 29, 2009 TO COMPLY OR \$100.00 PER DAY.  CONTINUED TO AUGUST 11, 2009 HEARING.  COMPLIED
2.3	<b>CASE 2009-063</b>	OWNER(S): PITTER, DAVE ADDRESS: 17321 SW 58 STREET FOLIO: 5040 31 01 0530 VIOLATION(S):  1). NON NATIVE SPECIES REQUIRE REMOVAL.	<b>STATUS:</b> GIVEN UNTIL JULY 11, 2009 TO COMPLY OR \$150.00 PER DAY.
2.4	<b>CASE 2009-092</b>	OWNER(S): JONES, STEVEN ADDRESS: 13740 MUSTANG TRAIL FOLIO: 5140 03 01 0470 VIOLATION(S):  1). CONSTRUCTION EQUIPMENTS STORAGE W/O PERMITS (ROOF TILES).	<b>STATUS:</b> GIVEN UNTIL JULY 11, 2009 TO COMPLY OR \$150.00 PER DAY

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2.5	<b>CASE 2009-136</b>	OWNER(S): GUERRERO, ZAIRA PAOLA ADDRESS: 14320 MUSTANG TRAIL FOLIO: 5140 03 01 0396 VIOLATION(S):  1). COMMERCIAL VEHICLES EXIST ON PROPERTY. 2). SHIPPING CONTAINERS IN SETBACK. 3). WORK W/O PERMITS.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: MAY 22, 2009.  CONTINUED TO AUGUST 11, 2009 HEARING.
2.6	<b>CASE 2009-159</b>	OWNER(S): LASALLE BANK NATIONAL ASSN % SHAPIRO & FISHMAN LLP ADDRESS: 17731 SW 70 PLACE FOLIO: 5140 06 04 0037 VIOLATION(S):  1). WORK DONE W/O PERMITS (BARN)	<b>STATUS:</b> GIVEN UNTIL AUGUST 06, 2009 TO COMPLY OR \$250.00 PER DAY
2.7	<b>CASE 2009-171</b>	OWNER(S): DAVIS. SHANNON ½ INT DAVIS, BLAKE ADDRESS: 5640 SW 188 AVENUE FOLIO: 5039 36 05 0240 VIOLATION(S):  1). UNAUTHORIZED PARKING AND STORAGE OF EQUIPMENT. 2). COMMERCIAL VEHICLES ON PROPERTY. 3). PROPERTY HAS JUNK, TRASH, & DEBRIS.	<b>STATUS:</b> GIVEN UNTIL JULY 17, 2009 TO COMPLY OR \$150.00 PER DAY
2.8	<b>CASE 2009-211</b>	OWNER(S): MONNOT, FREDERIC ADDRESS: 20210 SW 48 PLACE FOLIO: 5039 35 03 0580 VIOLATION(S):  1). ELECTRICAL WORK W/O PERMIT.	<b>STATUS:</b> GIVEN UNTIL JULY 22, 2009 TO COMPLY OR \$250.00 PER DAY

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**3. NEW CASES**

<b>3.1</b>	<b>CASE 2009-129</b>	OWNER(S): FLORIDA POWER & LIGHT CO ADDRESS: VL E OF 6550 DYKES ROAD FOLIO: 5140 04 13 0020 VIOLATION(S):  1). LANDSCAPING NOT MAINTAINED AND/OR MISSING PLANT MATERIAL.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JUNE 10 2009.
<b>3.2</b>	<b>CASE 2009-130</b>	OWNER(S): U-STORE-IT L P PTA-USI #721 ADDRESS: 6550 DYKES ROAD FOLIO: 5140 04 13 0015 VIOLATION(S):  1). LANDSCAPING NOT MAINTAINED AND/OR MISSING PLANT MATERIAL.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JUNE 10 2009.
<b>3.3</b>	<b>CASE 2009-131</b>	OWNER(S): BANK OF AMERICA % CORP REAL ESTATE ASSMT ADDRESS: 15891 SHERIDAN STREET FOLIO: 5140 04 13 0021 VIOLATION(S):  1). LANDSCAPING NOT MAINTAINED AND/OR MISSING PLANT MATERIAL.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JUNE 10 2009.
<b>3.4</b>	<b>CASE 2009-133</b>	OWNER(S): NEAVES, WILLIAM & PEGGY ADDRESS: 13700 EAST PALOMINO DRIVE FOLIO: 5040 34 01 0023 VIOLATION(S):  1). PROPERTY HAS DEBRIS.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JULY 31, 2009.
<b>3.5</b>	<b>CASE 2009-161</b>	OWNER(S): RADIGAN, JOSEPH & LINDA ADDRESS: 5731 SW 130 AVENUE FOLIO: 5040 35 01 0050 VIOLATION(S):  1). USE NOT PERMISSIBLE BY CODE (DAYCARE)	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JULY 02, 2009.

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<b>3.6</b>	<b>CASE 2009-162</b>	OWNER(S): MIRZA GROUP III LLC ADDRESS: VL N OF 14600 MUSTANG TRAIL FOLIO: 5140 03 01 0012 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JUNE 11, 2009.
<b>3.7</b>	<b>CASE 2009-163</b>	OWNER(S): MIRZA GROUP 2 LLC ADDRESS: VL S OF 14001 MUSTANG TRAIL FOLIO: 5140 03 01 0450 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JUNE 11, 2009.
<b>3.8</b>	<b>CASE 2009-166</b>	OWNER(S): TORMO, ISAAC V & ELIZABETH ADDRESS: 7010 HANCOCK ROAD FOLIO: 5140 03 01 0411 VIOLATION(S):  1). SIGN IN RIGHT OF WAY.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JUNE 17, 2009.
<b>3.9</b>	<b>CASE 2009-167</b>	OWNER(S): BELIARD, FRED MARIE & HERMINE ADDRESS: 5271 SW 136 AVENUE FOLIO: 5040 34 01 0060 VIOLATION(S):  1). SITE DISTANCE TRIANGLE VIOLATION (HEDGE).	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JUNE 11, 2009.
<b>3.10</b>	<b>CASE 2009-168</b>	OWNER(S): ATASH, ANAT SARAH ADDRESS: 14530 MUSTANG TRAIL FOLIO: 5140 03 01 0398 VIOLATION(S):  1). SIGN IN RIGHT OF WAY.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JUNE 11, 2009.

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3.11	<b>CASE 2009-182</b>	OWNER(S): GAUDIANO, SARA E, TREVINO H TREVINO, R % VEGA, ESTEBAN ADDRESS: 5600 SW 178 AVENUE FOLIO: 5040 31 01 0630 VIOLATION(S):  1). LOOSE DOG.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JULY 01, 2009.
3.12	<b>CASE 2009-230</b>	OWNER(S): MONTGOMERY, DAVID A ½ INT MONTGOMERY, LORIN S ADDRESS: 17701 SW 65 COURT FOLIO: 5140 06 01 0191 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN. 2). BULK TRASH	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JUNE 19, 2009.  CONTINUED TO AUGUST 11, 2009 HEARING.
3.13	<b>CASE 2009-236</b>	OWNER(S): MARESCA, MARIO & DOLORES ADDRESS: 4841 SW 201 TERRACE FOLIO: 5039 35 05 0320 VIOLATION(S):  1). ROCKS ON RIGHT OF WAY	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JUNE 23, 2009.
3.14	<b>CASE 2009-245</b>	OWNER(S): MIRZA, IFTIKHAR ADDRESS: 5440 SW 136 AVENUE FOLIO: 5040 35 01 0037 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN. 2). POOL NOT MAINTAINED	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JULY 01, 2009.
3.15	<b>CASE 2009-246</b>	OWNER(S): VILLANUEVA, CARLOS & IRENE ADDRESS: 7120 SW 173 WAY FOLIO: 5140 06 04 0310 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN. 2). POOL HAS DEBRIS. 3). ANIMAL NUISANCE (BEES)	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JULY 01, 2009.

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3.16	<b>CASE 2009-248</b>	OWNER(S): BRAKEFIELD, LOIE M ADDRESS: VL N OF 7120 SW 173 WAY FOLIO: 5140 06 04 0070 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JULY 01, 2009.
3.17	<b>CASE 2009-249</b>	OWNER(S): LOWES HOME CENTERS INC % TAX DEPT ADDRESS: 6600 DYKES ROAD FOLIO: 5140 04 13 0014 VIOLATION(S):  1). LANDSCAPING NOT MAINTAINED AND/OR MISSING PLANT MATERIAL.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JULY 01, 2009.
3.18	<b>CASE 2009-252</b>	OWNER(S): BERGERON US 27 LLC ADDRESS: VL NE CNR US 27 & STIRLING RD FOLIO: 5039 34 01 0570 VIOLATION(S):  1). BULK TRASH VIOLATION.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JULY 06, 2009.
3.19	<b>CASE 2009-255</b>	OWNER(S): MARAGH, ROHAN EVERTON ADDRESS: VL S OF 6051 SW 178 AVENUE FOLIO: 5140 06 13 0090 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JULY 07, 2009.
3.20	<b>CASE 2009-293  (REPEAT VIOLATION PRIOR CASE 2008-128)</b>	OWNER(S): AREVALO, MIGUEL & MAGDA ADDRESS: VL S OF 6501 SW 178 AVENUE FOLIO: 5140 06 02 0030 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JULY 23, 2009.

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3.21	<b>CASE 2009-295</b>	OWNER(S): NORTREX SUN LLC ADDRESS: VL N OF 4651 SW 126 AVENUE FOLIO: 5040 26 00 0222 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JULY 23, 2009.
3.22	<b>CASE 2009-296</b>	OWNER(S): NORTREX SUN LLC ADDRESS: VL N OF 4650 SW 128 AVENUE FOLIO: 5040 26 00 0301  VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JULY 23, 2009.
3.23	<b>CASE 2009-309</b>  (REPEAT VIOLATION PRIOR CASE 2008-144)	OWNER(S): COHEN, MITCHELL AND JO ANN ADDRESS: 18000 SW 66 STREET FOLIO: 5140 06 03 0010  VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JUNE 24, 2009.

**4. CITATIONS**

4.1	<b>CASE 2009c-178</b>	OWNER(S): MONTGOMERY, DAVID A 1/2 INT MONTGOMERY, LORIN S ADDRESS: 17701 SW 65 COURT FOLIO: 5140 06 01 0191 VIOLATION(S): BULK TRASH	<b>STATUS:</b> CITATION ISSUED MAY 29, 2009.  \$500.00 FINE DUE.  CONTINUED TO AUGUST 11, 2009 HEARING.
4.2	<b>CASE 2009c-198</b>	OWNER(S): CARMONA, MARGARITA ADDRESS: 5600 THOROUGHbred LANE FOLIO: 5040 34 03 0100 VIOLATION(S): BULK TRASH	<b>STATUS:</b> CITATION ISSUED JUNE 05, 2009.  PAID

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4.3	<b>CASE</b> <b>2009c-231</b>	OWNER(S): PASTOR, JOSE CARLOS ADDRESS: 13240 STIRLING ROAD FOLIO: 5140 02 01 0121 VIOLATION(S): BULK TRASH	<b>STATUS:</b> CITATION ISSUED JUNE 19, 2009.  \$500.00 FINE DUE.
4.4	<b>CASE</b> <b>2009c-232</b>	OWNER(S): STEVENS, MARK 1/2 INT MOCNY, TONY ADDRESS: 5401 HANCOCK ROAD FOLIO: 5040 34 01 0400 VIOLATION(S): BULK TRASH	<b>STATUS:</b> CITATION ISSUED JUNE 19, 2009.  \$500.00 FINE DUE.  <i>HEARING REQUESTED</i>
4.5	<b>CASE</b> <b>2009c-233</b>	OWNER(S): RODRIGUEZ, JOSE & BETTY JEAN ADDRESS: 5751 SW 145 AVENUE FOLIO: 5040 34 03 0180 VIOLATION(S): BULK TRASH	<b>STATUS:</b> CITATION ISSUED JUNE 19, 2009.  \$500.00 FINE DUE.
4.6	<b>CASE</b> <b>2009c-253</b>	OWNER(S): SCI FUNERAL SERV OF FL INC ADDRESS: 21100 GRIFFIN ROAD FOLIO: 5039 34 02 0010 VIOLATION(S): BULK TRASH	<b>STATUS:</b> CITATION ISSUED JULY 02, 2009.  \$500.00 FINE DUE.  PAID
4.7	<b>CASE</b> <b>2009c-256</b>	OWNER(S): BEDELLS, MIRIAM BEDELLS FAM REV TR ADDRESS: 14600 SW 60 STREET FOLIO: 5140 03 01 0074 VIOLATION(S): BULK TRASH	<b>STATUS:</b> CITATION ISSUED JULY 09, 2009.  \$500.00 FINE DUE.

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4.8	<b>CASE</b> 2009c-257	OWNER(S): CAPRIO, JOSEPH & JEAN ADDRESS: 5650 THOROUGHBRED LANE FOLIO: 5040 34 03 0090 VIOLATION(S): BULK TRASH	<b>STATUS:</b> CITATION ISSUED JULY 09, 2009.  \$500.00 FINE DUE.  <i>HEARING REQUESTED</i>
4.9	<b>CASE</b> 2009c-258	OWNER(S): BARRON, ALEXANDER H ADDRESS: 4891 HANCOCK ROAD FOLIO: 5040 27 01 0224 VIOLATION(S): BULK TRASH	<b>STATUS:</b> CITATION ISSUED JULY 09, 2009.  \$500.00 FINE DUE.
4.10	<b>CASE</b> 2009c-268	OWNER(S): PERLMAN, ALAN & DEBORAH ADDRESS: 13001 SHERIDAN STREET FOLIO: 5140 02 01 0373 VIOLATION(S): BULK TRASH	<b>STATUS:</b> CITATION ISSUED JULY 10, 2009.  \$500.00 FINE DUE.  <i>HEARING REQUESTED</i>
4.11	<b>CASE</b> 2009c-271	OWNER(S): ENTERPRISE GROUP INC ADDRESS: 14160 LURAY ROAD FOLIO: 5140 03 07 0010 VIOLATION(S): BULK TRASH	<b>STATUS:</b> CITATION ISSUED JULY 10, 2009.  \$500.00 FINE DUE.

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**5. LIEN MITIGATION**

<b>5.1</b>	<b>CASE</b>	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):  1).	<b>STATUS:</b>
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**6. FORECLOSURE AUTHORIZATION**

<b>6.1</b>	<b>CASE</b>	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	<b>STATUS:</b>
<b>6.5</b>	<b>CASE 2008-291</b>	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	<b>STATUS:</b>

**7. BSO COMMERCIAL MOTOR VEHICLE CITATIONS**

<b>7.1</b>	<b>CASE</b>	OWNER(S): ADDRESS: FOLIO: VIOLATION(S): <b>COMMERCIAL MOTOR VEHICLE CITATION</b>	<b>STATUS:</b>
	<b>BSO SW</b>		

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).