

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  
DECEMBER 1, 2009  
9:00 A.M.**

**1. CALL SESSION TO ORDER**

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

<b>2.1</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> GIVEN UNTIL SEPTEMBER 10, 2009 TO COMPLY OR \$150.00 PER DAY.  CONTINUED TO NOVEMBER 9, 2009 HEARING.  COMPLIED
<b>2.2</b>	<b>CASE 2009-132</b>	OWNER(S): SE PETRO ONE LLC ADDRESS: 15991 SHERIDAN STREET FOLIO: 5140 04 13 0050 VIOLATION(S):  1). LANDSCAPING NOT MAINTAINED AND/OR MISSING PLANT MATERIAL.	<b>STATUS:</b> GIVEN UNTIL NOVEMBER 30, 2009 TO COMPLY OR \$100.00 PER DAY.
<b>2.3</b>	<b>CASE 2009-284</b>	OWNER(S): NOVICK, MATTHEW & ARLENE ADDRESS: 16900 SW 59 COURT FOLIO: 5040 32 03 0019 VIOLATION(S):  1). ANIMALS NOT PERMITTED (PIG). 2). WORK W/O PERMITS (BARN).	<b>STATUS:</b> GIVEN UNTIL NOVEMBER 30, 2009 TO COMPLY OR \$100.00 PER DAY.
<b>2.4</b>	<b>CASE 2009-353</b>	OWNER(S): DIEDERICHS, HERBERT G ADDRESS: VL E OF 18200 SW 52 COURT FOLIO: 5040 31 02 0020 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> GIVEN UNTIL NOVEMBER 19, 2009 TO COMPLY OR \$100.00 PER DAY.  COMPLIED NOVEMBER 23, 2009. FINE DUE OF \$500.00 + 150.00 IN ADM COSTS. TOTAL DUE = \$650.00

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

<b>2.5</b>	<b>CASE 2009-398</b>	OWNER(S): FREEMAN, ARTURO ADDRESS: 14420 STIRLING ROAD FOLIO: 5140 03 01 0062 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> GIVEN UNTIL NOVEMBER 19, 2009 TO COMPLY OR \$100.00 PER DAY.
<b>2.6</b>	<b>CASE 2009-406</b>	OWNER(S): MONNOT, FREDERIC ADDRESS: 20210 SW 48 PLACE FOLIO: 5039 35 03 0580 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> GIVEN UNTIL NOVEMBER 19, 2009 TO COMPLY OR \$100.00 PER DAY.

**3. NEW CASES**

<b>3.1</b>	<b>CASE 2009-405</b>	OWNER(S): ALTSCHUL, IRINA & JOSEPH ADDRESS: 17501 SW 56 STREET FOLIO: 5040 31 01 0640 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: OCTOBER 27, 2009.  COMPLIED
<b>3.2</b>	<b>CASE 2009-436</b>	OWNER(S): DEUTSCHE BANK NATL TR CO TRSTEE ADDRESS: 4921 SW 186 AVENUE FOLIO: 5039 25 02 0100 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: NOVEMBER 18, 2009.

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

<b>3.3</b>	<b>CASE 2009-441</b>	OWNER(S): ADILI, MIRYAHYA ADDRESS: 5455 SW 145 AVENUE FOLIO: 5040 34 01 0571 VIOLATION(S):  1). ASSEMBLY WITHOUT PERMIT.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: OCTOBER 29, 2009.  CONTINUED TO DECEMBER 1, 2009 HEARING PER OWNER REQUEST.
<b>3.4</b>	<b>CASE 2009-443</b>	OWNER(S): RODRIGUEZ, ML & RR % LALINE CONCEPCION VELOSO ESQ ADDRESS: 20210 SW 50 PLACE FOLIO: 5039 35 03 0770 VIOLATION(S):  1). POOL NOT MAINTAINED.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: NOVEMBER 13, 2009.
<b>3.5</b>	<b>CASE 2009-504</b>	OWNER(S): PARAGONE, PETER J ADDRESS: 14570 LURAY ROAD FOLIO: 5140 03 01 0388 VIOLATION(S):  1). INTERIOR REMODELING DONE W/O APPROVAL AND PERMITS. 2). PROPERTY BEING USED AS MULTI-FAMILY/ROOMING HOUSE.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: NOVEMBER 25, 2009.

**4. CITATIONS**

<b>4.1</b>	<b>CASE 2009c- 354</b>	OWNER(S): BRANDOW, LOUIS B ADDRESS: 6410 SW 130 AVENUE FOLIO: 5140 02 01 0170 VIOLATION(S):  1). TRUCK/TRAILER PARKING ON SWALE.	<b>STATUS:</b> CITATION ISSUED NOVEMBER 2, 2009.  \$500.00 FINE DUE.  <i>HEARING REQUESTED.</i>
------------	--------------------------------	---	--

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

<b>4.2</b>	<b>CASE</b> <b>2009c-</b> <b>360</b>	OWNER(S): HURLES, KATIUSKA & ESCORIA, JORGE ADDRESS: 5100 SW 148 AVENUE FOLIO: 5040 34 00 0050 VIOLATION(S): BULK TRASH	<b>STATUS:</b> CITATION ISSUED SEPTEMBER 8, 2009.  \$500.00 FINE DUE.  PAID
------------	--	---	---

**5. LIEN MITIGATION**

<b>5.1</b>	<b>CASE</b>	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	<b>STATUS:</b>
------------	-------------	--	----------------

**6. FORECLOSURE AUTHORIZATION**

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

**7. BSO COMMERCIAL MOTOR VEHICLE CITATIONS**

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