

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
DECEMBER 09, 2008
9:00 A.M.**

1. CALL SESSION TO ORDER

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

2.1	CASE 2008-173	OWNER(S): FLORES, EDUARDO & JACQUELINE ADDRESS: 17450 SW 54 STREET FOLIO: 5040 31 01 0052 VIOLATION(S): 1). WORK WITHOUT APPROVAL AND PERMITS.	STATUS: COMPLIANCE DEADLINE EXTENDED - GIVEN UNTIL NOVEMBER 3, 2008 TO COMPLY OR \$100.00 PER DAY.
2.2	CASE 2008-174	OWNER(S): MACFARLANE, ROBERT J & ROSA ADDRESS: 16611 SW 49 STREET FOLIO: 5040 29 01 0407 VIOLATION(S): 1). PROPERTY HAS COMMERCIAL VEHICLES.	STATUS: GIVEN UNTIL NOVEMBER 13, 2008 TO COMPLY OR \$100.00 PER DAY.
2.3	CASE 2008-181	OWNER(S): VELASQUEZ, JAIME A ADDRESS: 4990 SW 148 AVENUE FOLIO: 5040 34 01 0630 VIOLATION(S): 1). LIGHTS GLARING ONTO ADJOINING PROPERTIES. LIGHTING INSTALLED WITHOUT PERMITS.	STATUS: GIVEN UNTIL OCTOBER 19, 2008 TO COMPLY OR \$100.00 PER DAY. COMPLIED
2.4	CASE 2008-215	OWNER(S): GAVRILOIU, ALEXANDRU & LUCIAN & SILVIA ADDRESS: 14481 LAKE LANE FOLIO: 5040 27 01 0238 VIOLATION(S): 1). WORK DONE WITHOUT APPROVAL AND PERMITS (WALL)	STATUS: GIVEN UNTIL OCTOBER 19, 2008 TO COMPLY OR \$100.00 PER DAY.

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2.5	CASE 2008-251	OWNER(S): VIDAL, RUEN & BERTHA RENOVA ADDRESS: 17240 SW 66 STREET FOLIO: 5140 06 09 0010 VIOLATION(S): 1). NON-RESIDENTIAL USE REQUIRES DUMPSTER SERVICE. 2). CERTIFICATE OF USE REQUIRED.	STATUS: GIVEN UNTIL NOVEMBER 3, 2008 TO COMPLY OR \$100.00 PER DAY. COMPLIED
2.6	CASE 2008-270	OWNER(S): PIOMPINO, GLENDA ADDRESS: 5310 W SAXON CIRCLE FOLIO: 5040 33 02 0630 VIOLATION(S): 1). PROPERTY HAS JUNK VEHICLES.	STATUS: GIVEN UNTIL DECEMBER 4, 2008 TO COMPLY OR \$100.00 PER DAY.
2.7	CASE 2008-278	OWNER(S): WILLIAMS, PETER ADDRESS: 17430 SW 63 MANOR FOLIO: 5140 06 01 0234 VIOLATION(S): 1). PROPERTY AND SWALE ARE OVERGROWN.	STATUS: GIVEN UNTIL DECEMBER 4, 2008 TO COMPLY OR \$100.00 PER DAY.
2.8	CASE 2008-279	OWNER(S): SHOMAR, SHADI & JOSEPH ADDRESS: VL EAST OF 18233 SW 48 STREET FOLIO: 5040 30 00 0020 VIOLATION(S): 1). PROPERTY AND SWALE ARE OVERGROWN.	STATUS: GIVEN UNTIL DECEMBER 4, 2008 TO COMPLY OR \$100.00 PER DAY. COMPLIED
2.9	CASE 2008-282	OWNER(S): BARRY, JAMES ADDRESS: 17600 SW 70 PLACE FOLIO: 5140 06 04 0230 VIOLATION(S): 1). FILL WITHOUT APPROVAL AND PERMITS	STATUS: GIVEN UNTIL NOVEMBER 13, 2008 TO COMPLY OR \$100.00 PER DAY. COMPLIED

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2.10	CASE 2008-295	OWNER(S): SANCHEZ, CARMEN & ENI ADDRESS: 5400 SW 160 AVENUE FOLIO: 5040 32 01 0094 VIOLATION(S): 1). DRIVEWAY WITHOUT APPROVAL AND PERMITS. 2) FILL WITHOUT APPROVAL AND PERMITS.	STATUS: GIVEN UNTIL DECEMBER 19, 2008 TO COMPLY OR \$100.00 PER DAY.
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3. NEW CASES

3.0	CASE 2008-291	OWNER(S): LOWES HOME CENTERS INC % TAX DEPT ADDRESS: 6600 DYKES ROAD FOLIO: 5140 04 13 0014 VIOLATION(S): 1). FAILURE TO REMOVE TREE STRAPS, BANDING, STAKES CAUSING TREE ABUSE	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: OCTOBER 27, 2008.
3.1	CASE 2008-292	OWNER(S): OPH/WESTON REALTY LC ADDRESS: 6650 DYKES ROAD FOLIO: 5140 04 13 0012 VIOLATION(S): 1). FAILURE TO REMOVE TREE STRAPS, BANDING, STAKES CAUSING TREE ABUSE	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: OCTOBER 27, 2008.
3.2	CASE 2008-310	OWNER(S): BIGIO, MARIA & SCORT, DIEGO ADDRESS: 17600 SW 54 STREET FOLIO: 5040 31 01 0120 VIOLATION(S): 1). PROPERTY AND SWALE ARE OVERGROWN.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: OCTOBER 27, 2008.
3.3	CASE 2008-313	OWNER(S): ABDOOLLAH, ABDOOL HACKIME & ABDOOLLAH, SANDRA ADDRESS: 18151 SW 52 COURT FOLIO: 5040 31 01 0097 VIOLATION(S): 1). FILLING, CLEARING, GRADING W/O APPROVAL AND PERMITS.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: NOVEMBER 19, 2008.

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3.4	CASE 2008-317	OWNER(S): JOHNSON, EDWARD & GAIL ADDRESS: 19100 SW 57 COURT FOLIO: 5039 36 09 0010 VIOLATION(S): 1). OUTDOOR EVENT WITHOUT APPROVAL AND PERMITS. 2). BUSINESS OPERATING FROM RESIDENTIAL PROPERTY.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: OCTOBER 16, 2008. CONTINUED FROM NOVEMBER 4, 2008 HEARING
3.5	CASE 2008-320	OWNER(S): RUIZ, GILBERT & JACQUELINE ADDRESS: VL SW CNR LURAY/APPALOOSA FOLIO: 5140 02 01 0271 VIOLATION(S): 1). PROPERTY AND SWALE ARE OVERGROWN.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: NOVEMBER 13, 2008.
3.6	CASE 2008-324	OWNER(S): AVILA, AURORA & GONZALEZ, LUIS ADDRESS: 4700 SW 195 TERRACE FOLIO: 5039 25 07 0020 VIOLATION(S): 1). PROPERTY AND SWALE ARE OVERGROWN.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: OCTOBER 30, 2008.
3.7	CASE 2008-327	OWNER(S): TENREIRO, LAZARO & BARBARA ADDRESS: 6230 SW 188 AVENUE FOLIO: 5139 01 03 0200 VIOLATION(S): 1). PROPERTY AND SWALE ARE OVERGROWN.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: NOVEMBER 4, 2008.
3.8	CASE 2008-332	OWNER(S): PREUDHOMME, ARLENE J ADDRESS: HOUSE EAST OF 13351 MUSTANG TRAIL FOLIO: 5140 02 03 0030 VIOLATION(S): 1). BERM REQUIRED PER APPROVED PLAN.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: OCTOBER 24, 2008.

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3.9	CASE 2008-345 REPEAT VIOLATION	OWNER(S): PRIME INTERNATIONAL PROP JACKSONVILLE LLC ADDRESS: VL SW CORNER HANCOCK/LURAY FOLIO: 5140 03 01 0350 VIOLATION(S): 1). PROPERTY IS OVERGROWN AND HAS JUNK, TRASH, DEBRIS.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: NOVEMBER 10, 2008 COMPLIED 11/26/08
3.10	CASE 2008-347	OWNER(S): SAMUELSON, WALTER & LUANN ADDRESS: 12475 SW 58 STREET FOLIO: 5040 35 01 0058 VIOLATION(S): 1). ELECTRICAL WORK W/O PERMITS.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: NOVEMBER 12, 2008 COMPLIED
3.11	CASE 2008-349	OWNER(S): BRAMHALL, JOHN & DIANA ADDRESS: 17601 SW 58 STREET FOLIO: 5040 31 01 0601 VIOLATION(S): 1). UNAUTHORIZED USE OF RIGHT-OF- WAY/SWALE WITHOUT PERMITS.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: NOVEMBER 14, 2008
3.12	CASE 2008-368 REPEAT VIOLATION	OWNER(S): SALCEDO, JOSE ADDRESS: 5500 SW 136 AVENUE FOLIO: 5040 35 01 0043 VIOLATION(S): 1). OUTDOOR EVENTS WITHOUT APPROVAL AND PERMITS. 2). BUSINESS OPERATING FROM RESIDENTIAL PROPERTY.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: AUGUST 26, 2008.

4. CITATIONS

4.0	CASE 2008C-297 CITATION SRC-1068	OWNER(S): GOETZ, CHRIS & VICKIE ADDRESS: 13201 MUSTANG TRAIL FOLIO: 5140 02 01 0326 VIOLATION(S): 1). BULK	STATUS: CITATION ISSUED: OCTOBER 2, 2008 \$500.00 <i>HEARING REQUESTED</i>
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4.1	CASE 2008C-344 CITATION SRC-1185	OWNER(S): STEPHENS, MARGARET H C/O R BARRY HAMILTON POA ADDRESS: 5500 SW 130 AVENUE FOLIO: 5040 35 01 0023 VIOLATION(S): 1). BULK TRASH	STATUS: CITATION ISSUED: NOVEMBER 06, 2008 \$500.00
4.2	CASE 2008C-352 CITATION SRC-1187	OWNER(S): ENTERPRISE GROUP INC ADDRESS: 14160 LURAY ROAD FOLIO: 5140 03 07 0010 VIOLATION(S): 1). BULK TRASH	STATUS: CITATION ISSUED: NOVEMBER 14, 2008 \$500.00
4.3	CASE 2008C-369 CITATION SRC-1189	OWNER(S): GOMEZ, ABRAHAM & PADRON, NEIDA B ET AL ADDRESS: 6220 HOLATEE TRAIL FOLIO: 5140 02 01 0339 VIOLATION(S): 1). BULK TRASH	STATUS: CITATION ISSUED: NOVEMBER 25, 2008 \$500.00

5. LIEN MITIGATION

5.1	CASE 2007-31	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	STATUS: TOTAL FINE DUE
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6. FORECLOSURE AUTHORIZATION

6.1	CASE	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	STATUS:
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7. BSO COMMERCIAL MOTOR VEHICLE CITATIONS

7.1	CASE 2008-305 BSO SW 08-09-375	OWNER(S): CACCAVALE, ANTONIO ADDRESS: 16700 SW 51 COURT FOLIO: 5040 32 02 0022 VIOLATION(S): COMMERCIAL MOTOR VEHICLE CITATION	STATUS: <i>HEARING REQUESTED.</i>
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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).