

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**  
**FEBRUARY 10, 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 2008-173</b>	OWNER(S): FLORES, EDUARDO & JACQUELINE ADDRESS: 17450 SW 54 STREET FOLIO: 5040 31 01 0052 VIOLATION(S):  1). WORK WITHOUT APPROVAL AND PERMITS.	<b>STATUS:</b> COMPLIANCE DEADLINE EXTENDED - GIVEN UNTIL NOVEMBER 3, 2008 TO COMPLY OR \$100.00 PER DAY. - CONTINUED FROM DECEMBER 09, 2008 HEARING.
<b>2.2</b>	<b>CASE 2008-223</b>	OWNER(S): STERLING FARMS INC ADDRESS: 6301 SW 181 ROAD FOLIO: 5140 06 02 0015 VIOLATION(S):  1). FILLING, CLEARING, GRADING W/O APPROVAL AND PERMITS.	<b>STATUS:</b> GIVEN UNTIL FEBRUARY 06, 2009 TO COMPLY OR \$100.00 PER DAY.  COMPLIED
<b>2.3</b>	<b>CASE 2008-224</b>	OWNER(S): STERLING FARMS INC ADDRESS: VACANT LOT SOUTH OF 6301 SW 181 ROAD FOLIO: 5140 06 02 0210 VIOLATION(S):  1). FILLING, CLEARING, GRADING W/O APPROVAL AND PERMITS.	<b>STATUS:</b> GIVEN UNTIL FEBRUARY 06, 2009 TO COMPLY OR \$100.00 PER DAY.  COMPLIED
<b>2.4</b>	<b>CASE 2008-285</b>	OWNER(S): ESPINEL, IVETTE & LACHY ADDRESS: 17801 SW 52 COURT FOLIO: 5040 31 01 0210 VIOLATION(S):  1). WORK DONE WITHOUT APPROVAL AND PERMITS (FENCE)	<b>STATUS:</b> GIVEN UNTIL FEBRUARY 06, 2009 TO COMPLY OR \$100.00 PER DAY.

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2.5	<b>CASE 2008-289</b>	OWNER(S): MCDONALD, KIM ADDRESS: 13801 MUSTANG TRAIL FOLIO: 5140 03 01 0322 VIOLATION(S):  1). FILLING, CLEARING, GRADING W/O APPROVAL AND PERMITS.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: NOVEMBER 13, 2008.  COMPLIED
2.6	<b>CASE 2008-295</b>	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.	<b>STATUS:</b> GIVEN UNTIL DECEMBER 19, 2008 TO COMPLY OR \$100.00 PER DAY. CONTINUED TO FEBRUARY 10, 2009 HEARING.
2.7	<b>CASE 2008-364</b>	OWNER(S): MANIATAKOS, GEORGE & SUSAN ADDRESS: 5091 SW 192 TERRACE FOLIO: 5039 36 14 0010 VIOLATION(S):  1). CATCH BASINS REQUIRE CLEANING.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: DECEMBER 19, 2008.  COMPLIED
2.8	<b>CASE 2008-365</b>	OWNER(S): GRAVERAN, NELSON & ISABEL CRISTINA ADDRESS: 5090 SW 192 TERRACE FOLIO: 5039 36 14 0100 VIOLATION(S):  1). CATCH BASINS REQUIRE CLEANING.	<b>STATUS:</b> GIVEN UNTIL JANUARY 28, 2009 TO COMPLY OR \$100.00 PER DAY.
2.9	<b>CASE 2008-366</b>	OWNER(S): GRAVERAN, NELSON & ISABEL CRISTINA ADDRESS: 5090 SW 192 TERRACE FOLIO: 5039 36 14 0090 VIOLATION(S):  1). CATCH BASINS REQUIRE CLEANING.	<b>STATUS:</b> GIVEN UNTIL JANUARY 28, 2009 TO COMPLY OR \$100.00 PER DAY.

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<b>2.10</b>	<b>CASE 2008-367</b>	OWNER(S): FAHIMPOUR, MEHRDAD & COTY ADDRESS: VL NW CORNER OF STIRLING/APPALOOSA TRAIL FOLIO: 5040 35 13 0020 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> GIVEN UNTIL JANUARY 23, 2009 TO COMPLY OR \$200.00 PER DAY.
<b>2.11</b>	<b>CASE 2008-380</b>	OWNER(S): BERMAN, DANIEL ADDRESS: 16851 SW 64 STREET FOLIO: 5140 05 09 0040 VIOLATION(S):  1). PROPERTY HAS DEBRIS. 2). DUMPSTER IS OVERFLOWING (COMPLIED).	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: DECEMBER 24, 2008.  COMPLIED
<b>2.12</b>	<b>CASE 2008-382</b>	OWNER(S): BROADWING COMMUNICATIONS % DELOITTE TAX LLP ADDRESS: 20951 GRIFFIN ROAD FOLIO: 5039 27 02 0230 VIOLATION(S):  1). PROPERTY HAS DEBRIS.	<b>STATUS:</b> GIVEN UNTIL JANUARY 23, 2009 TO COMPLY OR \$200.00 PER DAY.

**3. NEW CASES**

<b>3.0</b>	<b>CASE 2008-336</b>	OWNER(S): SOUTH FLORIDA HINDU TEMPLE INC ADDRESS: 13010 GRIFFIN ROAD FOLIO: 5040 26 06 0010 VIOLATION(S):  1). FILL WITHOUT APPROVAL AND PERMITS. 2). SHEDS INSTALLED WITHOUT APPROVAL AND PERMITS.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 14, 2009.
<b>3.1</b>	<b>CASE 2008-376</b>	OWNER(S): HERNANDEZ, MARTHA I LIMA ADDRESS: VL SOUTH OF 7111 SW 182 WAY FOLIO: 5140 06 03 0046 VIOLATION(S):  1). FILLING, CLEARING, GRADING W/O APPROVAL AND PERMITS.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: DECEMBER 10, 2008. CONTINUED TO FEBRUARY 10, 2009 HEARING.

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<b>3.2</b>	<b>CASE 2008-378</b>	OWNER(S): HOWELL, DAVID & ENID ADDRESS: VL WEST OF 17801 SW 50 STREET FOLIO: 5040 30 00 0078 VIOLATION(S):  1). FILLING, CLEARING, GRADING W/O APPROVAL AND PERMITS.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: DECEMBER 16, 2008. CONTINUED TO FEBRUARY 10, 2009 HEARING.
<b>3.3</b>	<b>CASE 2008-379</b>	OWNER(S): LASALLE BANK NATIONAL ASSN % SHAPIRO & FISHMAN LLP ADDRESS: 17731 SW 70 PLACE FOLIO: 5140 06 04 0037 VIOLATION(S):  1). PROPERTY IS OVERGROWN.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 06, 2009.  COMPLIED
<b>3.4</b>	<b>CASE 2009-001</b>	OWNER(S): CAMACHO, HILDA ADDRESS: 5200 SW 210 TERRACE FOLIO: 5039 34 01 0150 VIOLATION(S):  1). OUTDOOR EVENTS W/O APPROVAL AND PERMITS. 2). ADDRESS NUMBERS NOT POSTED.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 14, 2009.
<b>3.5</b>	<b>CASE 2009-003</b>	OWNER(S): ARANA, HECTOR LUIS ADDRESS: VL NORTH OF 4821 SW 198 TERRACE FOLIO: 5039 35 08 0011 VIOLATION(S):  1). PROPERTY IS OVERGROWN. 2). PROPERTY HAS JUNK, TRASH, DEBRIS.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 06, 2009.
<b>3.6</b>	<b>CASE 2009-005</b>	OWNER(S): BOYETT, MARY KATHERINE ½ INT MARTELL, LAWRENCE J ADDRESS: 5380 SW 208 LANE FOLIO: 5039 34 01 0320 VIOLATION(S):  1). FILLING, CLEARING, GRADING W/O APPROVAL AND PERMITS.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 07, 2009.  COMPLIED

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<b>3.7</b>	<b>CASE 2009-006</b>	OWNER(S): BOYETT, MARY KATHERINE ADDRESS: 5380 SW 208 LANE FOLIO: 5039 34 01 0310 VIOLATION(S):  1). FILLING, CLEARING, GRADING W/O APPROVAL AND PERMITS.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 07, 2009.  COMPLIED
<b>3.8</b>	<b>CASE 2009-012</b>	OWNER(S): PASTOR, JOSE CARLOS ADDRESS: 13240 STIRLING ROAD FOLIO: 5140 02 01 0121 VIOLATION(S):  1). ANIMALS NOT PERMITTED (SWINE).	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 21, 2009.
<b>3.9</b>	<b>CASE 2009-017</b>	OWNER(S): SCHWARTZ, HOWARD ADDRESS: 6451 APPALOOSA ROAD FOLIO: 5140 02 01 0185 VIOLATION(S):  1). PROPERTY HAS OVERGROWTH. 2). JUNK VEHICLE ON PROPERTY.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 09, 2009.  COMPLIED
<b>3.10</b>	<b>CASE 2009-018</b>	OWNER(S): GOMEZ, MARCO ALEJANDRO & GARCES, MERCEDITA ETAL ADDRESS: 5820 SW 188 AVENUE FOLIO: 5039 36 05 0080 VIOLATION(S):  1). PROPERTY HAS COMMERCIAL VEHICLE.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 21, 2009.
<b>3.11</b>	<b>CASE 2009-020</b>	OWNER(S): ROSADO, IVAN E & ISABEL C ADDRESS: 17500 SW 63 MANOR FOLIO: 5140 06 01 0220 VIOLATION(S):  1). POOL MUST HAVE 4' HIGH FENCE WITH SELF-CLOSING AND SELF-LATCHING GATES.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 21, 2009.

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**4. CITATIONS**

<b>4.0</b>	<b>CASE</b> <b>2008C-383</b>  <b>CITATION</b> <b>SRC-1191</b>	OWNER(S): TUCHMAN, ROBERTO & LAURIE ADDRESS: 5731 SW 145 AVENUE FOLIO: 5040 34 03 0170 VIOLATION(S):  1). BULK	<b>STATUS:</b> CITATION ISSUED: DECEMBER 30, 2008 \$500.00  PAID
<b>4.1</b>	<b>CASE</b> <b>2008C-384</b>  <b>CITATION</b> <b>SRC-1194</b>	OWNER(S): IBRAHIM, ANDRIA & LUCIENNE REV TR ADDRESS: 14120 STIRLING ROAD FOLIO: 5140 03 01 0030 VIOLATION(S):  1). BULK	<b>STATUS:</b> CITATION ISSUED: JANUARY 02, 2009 \$500.00  HEARING REQUESTED
<b>4.2</b>	<b>CASE</b> <b>2008C-385</b>  <b>CITATION</b> <b>SRC-1193</b>	OWNER(S): ADRIANI, MARIO & CHRISTINE L ADDRESS: 13351 LURAY ROAD FOLIO: 5140 02 01 0133 VIOLATION(S):  1). BULK	<b>STATUS:</b> CITATION ISSUED: JANUARY 02, 2009 \$500.00
<b>4.3</b>	<b>CASE</b> <b>2009C-028</b>  <b>CITATION</b> <b>SRC-1197</b>	OWNER(S): GUTMAN, JORGE ADDRESS: 13900 MUSTANG TRAIL FOLIO: 5140 03 01 0452 VIOLATION(S):  1). BULK	<b>STATUS:</b> CITATION ISSUED: JANUARY 09, 2009 \$500.00
<b>4.4</b>	<b>CASE</b> <b>2009C-033</b>  <b>CITATION</b> <b>SRC-1200</b>	OWNER(S): FIALLO, CARLOS & ODALYS ADDRESS: 5106 SW 198 TERRACE FOLIO: 5039 35 08 0140 VIOLATION(S):  1). BULK	<b>STATUS:</b> CITATION ISSUED: JANUARY 16, 2009 \$500.00  HEARING REQUESTED

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<b>4.5</b>	<b>CASE</b> <b>2009C-035</b>  <b>CITATION</b> <b>SRC-1076</b>	OWNER(S): AGUDEL, MARIBEL ½ INT MEJIA, JUAN DIEGO ADDRESS: 5310 SW 172 AVENUE FOLIO: 5040 32 02 0067 VIOLATION(S):  1). BULK	<b>STATUS:</b> CITATION ISSUED: JANUARY 16 2009 \$500.00
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**5. LIEN MITIGATION**

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

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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).