

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  
JULY 07, 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 2008-215</b>	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)	<b>STATUS:</b> GIVEN UNTIL OCTOBER 19, 2008 TO COMPLY OR \$100.00 PER DAY.  COMPLIED
<b>2.2</b>	<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.
<b>2.3</b>	<b>CASE 2009-021</b>	OWNER(S): NAVARTE, MIGUEL & LIDIA ADDRESS: 4600 SW 164 TERRACE FOLIO: 5040 32 05 1250 VIOLATION(S):  1). GATES/FENCE INSTALLED WITHOUT APPROVAL/PERMITS.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: MARCH 13, 2009.  COMPLIED

2.4	<b>CASE 2009-043</b>	OWNER(S): PEREZ-RANGEL, DOMINGO A ADDRESS: 6500 SW 148 AVENUE FOLIO: 5140 03 01 0174 VIOLATION(S):  1). FAILURE TO MAINTAIN STRUCTURE (FENCE)	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: MARCH 12, 2009.  COMPLIED
2.5	<b>CASE 2009-080</b>	OWNER(S): FL DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY ADDRESS: VL SE CNR GRIFFIN/VOLUNTEER FOLIO: 5040 27 01 0270 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN AND HAS JUNK, TRASH, DEBRIS.	<b>STATUS:</b> GIVEN UNTIL JUNE 11, 2009 TO COMPLY OR \$100.00 PER DAY.
2.6	<b>CASE 2009-085</b>	OWNER(S): FRANCO, VICTOR & GARIBELO, ALVARO ADDRESS: VL CRNR SW 178 AVENUE/48 STREET FOLIO: 5040 30 00 0050 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> GIVEN UNTIL JUNE 12, 2009 TO COMPLY OR \$150.00 PER DAY FINE.
2.7	<b>CASE 2009-086</b>	OWNER(S): FRANCO, VICTOR & GARIBELO, ALVARO ADDRESS: VL N OF 4900 SW 178 AVENUE FOLIO: 5040 30 00 0420 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> GIVEN UNTIL JUNE 12, 2009 TO COMPLY OR \$150.00 PER DAY FINE
2.8	<b>CASE 2009-107</b>	OWNER(S): STEPHENS, DONNY ADDRESS: 19100 SW 56 STREET FOLIO: 5039 36 10 0430 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> GIVEN UNTIL JULY 02, 2009 TO COMPLY OR \$100.00 PER DAY FINE

2.9	<b>CASE 2009-108</b>	OWNER(S): KELTY, DARIAN ADDRESS: VL S OF OF 5751 SW 145 AVENUE FOLIO: 5040 34 03 0190 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> GIVEN UNTIL JUNE 11, 2009 TO COMPLY OR \$100.00 PER DAY FINE.
2.10	<b>CASE 2009-115</b>	OWNER(S): LIAW, SU JIN ADDRESS: VL W OF 17004 GRIFFIN ROAD FOLIO: 5040 29 01 0443 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> GIVEN UNTIL JUNE 22, 2009 TO COMPLY OR \$150.00 PER DAY FINE.  COMPLIED

### 3. NEW CASES

3.1	<b>CASE 2009-041</b>	OWNER(S): STEARNS, JOSEPH & ½ INT EA STEARNS, PAMELA ADDRESS: 19000 SW 51 MANOR FOLIO: 5039 36 10 0180 VIOLATION(S):  1). RECREATIONAL VEHICLE BEING USED FOR LIVING PURPOSES.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: MAY 22, 2009.
3.2	<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> NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 12, 2009.  CONTINUED TO JULY 07, 2009 HEARING.

3.3	<b>CASE 2009-061</b>	OWNER(S): ESPOSITO, RONALD ½ INT EA KAUFMAN-ESPOSITO, JOAN ADDRESS: 17800 SW 57 STREET FOLIO: 5040 31 01 0361 VIOLATION(S):  1). NON RESIDENTIAL USE REQUIRES DUMPSTER.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: MARCH 03, 2009.  CONTINUED TO JULY 07, 2009 HEARING.
3.4	<b>CASE 2009-081</b>	OWNER(S): PATRICIA LAND TR & MEJIA LAND TR ADDRESS: VL S OF 5763 SW 130 AVENUE & E OF 5710 SW 133 AVENUE FOLIO: 5040 35 16 0030 VIOLATION(S):  1). ALLOWING FARM TO BECOME NUISANCE (DEAD COW).	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: MAY 07, 2009.
3.5	<b>CASE 2009-101</b>	OWNER(S): GONZALEZ, BARBARO NELSON, LOPEZ, PERLA E ADDRESS: 6300 SW 190 AVENUE FOLIO: 5139 01 05 0010 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN. 2). FILLING DONE WITHOUT APPROVAL AND PERMIT.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: MARCH 30, 2009.  CONTINUED TO JULY 07, 2009 HEARING.
3.6	<b>CASE 2009-116</b>	OWNER(S): DAENECKE, RONALD ADDRESS: 20311 SW 48 STREET FOLIO: 5039 35 03 0480 VIOLATION(S):  1). PROPERTY HAS DEBRIS.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: MAY 04, 2009.  CONTINUED TO JULY 07, 2009 HEARING.
3.7	<b>CASE 2009-121</b>	OWNER(S): NEMESH, ANNA & MARY ADDRESS: VL W OF 18200 SW 66 STREET FOLIO: 5140 06 03 0015 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: MAY 14, 2009.

3.8	<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.
3.9	<b>CASE 2009-146</b>	OWNER(S): WEEKLEY, DANIEL D & WEEKLEY, TROY L ETAL ADDRESS: 5805 SW 210 TERRACE FOLIO: 5039 34 01 0640 VIOLATION(S):  1). PROPERTY HAS DEBRIS.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: MAY 29, 2009.
3.10	<b>CASE 2009-147</b>	OWNER(S): KHAN, KHALID J & KISHWAR ADDRESS: 2 VACANT LOTS E OF 12850 LURAY RD FOLIO: 5140 02 01 0272 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: MAY 29, 2009.
3.11	<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> NOTICE OF VIOLATION AND HEARING ISSUED: JUNE 03, 2009.
3.12	<b>CASE 2009-165</b>	OWNER(S): GARCIA-VILLAMIL, HECTOR SR & T ADDRESS: 14401 SUNSET LANE FOLIO: 5140 03 01 0053 VIOLATION(S):  1). POND BUILT W/O PERMITS.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JUNE 04, 2009.

3.13	<b>CASE 2009-170</b>  <b>(PRIOR CASE 2008-275)</b>	OWNER(S): WILLIAMS, ROBERT D ADDRESS: 17330 SW 66 STREET FOLIO: 5140 06 06 0010 VIOLATION(S):  1). OUTDOOR EVENT W/O APPROVAL/PERMITS	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JUNE 10, 2009.
3.14	<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> NOTICE OF VIOLATION AND HEARING ISSUED: MAY 27, 2009.
3.15	<b>CASE 2009-186</b>	OWNER(S): SUTTON RANCHES LLC ADDRESS: VL N OF 6701 SW 166 AVENUE FOLIO: 5140 05 01 0045 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JUNE 02, 2009.
3.16	<b>CASE 2009-209</b>	OWNER(S): JODANSI PROPERTIES LLC ADDRESS: VL E OF 4500 SW 133 AVENUE FOLIO: 5040 26 00 0140 VIOLATION(S):  1). ALLOWING ANIMALS TO COMMIT NUISANCE BY FAILING TO SECURE.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JUNE 10, 2009.
3.17	<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> NOTICE OF VIOLATION AND HEARING ISSUED: JUNE 11, 2009.

<b>3.18</b>	<b>CASE 2009-215</b>	OWNER(S): AVILES, DANNETTE ADDRESS: 4600 SW 133 AVENUE FOLIO: 5040 26 01 0170 VIOLATION(S):  1). FAILURE TO MAINTAIN POOL.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JUNE 11, 2009.
<b>3.19</b>	<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.
<b>3.20</b>	<b>CASE 2009-237</b>	OWNER(S): CARRILLO, JUSTO RAMON ADDRESS: 5775 SW 130 AVENUE FOLIO: 5040 35 09 0020 VIOLATION(S):  1). OUTDOOR EVENT W/O APPROVAL AND PERMIT.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JUNE 23, 2009.
<b>3.21</b>	<b>CASE 2009-238</b>	OWNER(S): CARRILLO, JUSTO RAMON ADDRESS: 5775 SW 130 AVENUE FOLIO: 5040 35 09 0030 VIOLATION(S):  1). OUTDOOR EVENT W/O APPROVAL AND PERMIT.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JUNE 23, 2009.

#### 4. CITATIONS

<b>4.1</b>	<b>CASE 2009c-174</b>	OWNER(S): BURNSTAD, DANA & SALLY ADDRESS: 5648 SW 142 AVENUE FOLIO: 5040 34 01 0190 VIOLATION(S): BULK TRASH	<b>STATUS:</b> CITATION ISSUED MAY 23, 2009.  \$500.00 FINE DUE.  <i>HEARING REQUESTED</i>
<b>4.2</b>	<b>CASE 2009c-178</b>	OWNER(S): MONTGOMERY, DAVID A ½ 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.

4.3	<b>CASE 2009c-187</b>	OWNER(S): BURK, BARBARA & STEVEN ADDRESS: 4780 SW 142 AVENUE FOLIO: 5040 27 01 0239 VIOLATION(S): BULK TRASH	<b>STATUS:</b> CITATION ISSUED JUNE 02, 2009.  \$500.00 FINE DUE.  <i>HEARING REQUESTED</i>
4.4	<b>CASE 2009c-188</b>	OWNER(S): GARCIA-VILLAMIL, HECTOR SR & T ADDRESS: 14401 SUNSET LANE FOLIO: 5140 03 01 0053 VIOLATION(S): BULK TRASH	<b>STATUS:</b> CITATION ISSUED JUNE 02, 2009.  \$500.00 FINE DUE.
4.5	<b>CASE 2009c-189</b>	OWNER(S): HENSLEY, DOROTHY ½ INT HENSLEY, BE ADDRESS: 13400 STIRLING ROAD FOLIO: 5140 02 01 0141 VIOLATION(S): BULK TRASH	<b>STATUS:</b> CITATION ISSUED JUNE 02, 2009.  \$500.00 FINE DUE.  <i>HEARING REQUESTED</i>
4.6	<b>CASE 2009c-190</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 02, 2009.  \$500.00 FINE DUE.
4.7	<b>CASE 2009c-198</b>	OWNER(S): CARMONA, MARGARITA M ½ INT USUGA, JUAN ADDRESS: 5600 THOROUGHBRED LANE FOLIO: 5040 34 03 0100 VIOLATION(S): BULK TRASH	<b>STATUS:</b> CITATION ISSUED JUNE 05, 2009.  \$500.00 FINE DUE.

<b>4.8</b>	<b>CASE 2009c-216</b>	OWNER(S): ARIN, ESRA ADDRESS: 12901 STIRLING ROAD FOLIO: 5040 35 01 0132 VIOLATION(S): BULK TRASH	<b>STATUS:</b> CITATION ISSUED JUNE 11, 2009.  \$500.00 FINE DUE.
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## 5. LIEN MITIGATION

<b>5.1</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> ORDERED TO COMPLY BY MARCH 09, 2009. COMPLIED MARCH 23 2009. FINE OF \$200.00 PER DAY PER VIOLATION (1).  TOTAL FINE DUE 14 DAYS X \$200.00 = \$2,800.00.
<b>5.2</b>	<b>CASE 2009-065</b>	OWNER(S): SOUTHWEST NURSERY CORP ADDRESS: 6100 SW 185 WAY FOLIO: 5039 36 01 0050 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> ORDERED TO COMPLY BY MAY 27, 2009. COMPLIED JUNE 08, 2009. FINE OF \$100.00 PER DAY.  TOTAL FINE DUE 12 DAYS x \$100.00 = \$1,200.00.

## 6. FORECLOSURE AUTHORIZATION

<b>6.1</b>	<b>CASE 2007-18</b>	OWNER(S): XIDIS, PENELOPE BANK OF NEW YORK TRUSTEE (PRIOR OWNER) ADDRESS: 5630 SW 185 WAY FOLIO: 5039 36 01 0054 VIOLATION(S): DUMPSTER REQUIRED.	<b>STATUS:</b>  FINE OF \$100.00 PER DAY SINCE JANUARY 07, 2008.
<b>6.2</b>	<b>CASE 2008-161</b>	OWNER(S): TRINITY LENDERS LLC BELL ACRES ESTATES LLC (PRIOR OWNER) ADDRESS: VL S OF 4910 SW 172 AVENUE FOLIO: 5040 32 18 0010 VIOLATION(S): FILL/GRADING DONE W/O PERMIT.	<b>STATUS:</b>  FINE DUE OF \$2,100.00.

<b>6.3</b>	<b>CASE 2008-192</b>	OWNER(S): BANK OF AMERICA ADDRESS: 5531 SW 196 LANE FOLIO: 5039 36 07 0420 VIOLATION(S): POOL W/O PROPER ENCLOSURE. FAILURE TO MAINTAIN POOL.	<b>STATUS:</b>  FINE OF \$250.00 PER DAY SINCE JULY 18, 2008.
<b>6.4</b>	<b>CASE 2008-234</b>	OWNER(S): BROADWING COMMUNICATIONS % DELOITTE TAX LLP ADDRESS: VL NW SIDE OF GRIFFIN RD/ SW 209 AVENUE FOLIO: 5039 27 02 0230 VIOLATION(S): PROPERTY AND SWALE ARE OVERGROWN. FAILURE TO COMPLY WITH LANDSCAPE REQUIREMENTS.	<b>STATUS:</b>  FINE OF \$200.00 PER DAY SINCE SEPTEMBER 24, 2008.
<b>6.5</b>	<b>CASE 2008-291</b>	OWNER(S): LOWES HOME CENTERS INC % TAX DEPT ADDRESS: 6600 DYKES ROAD FOLIO: 5140 04 13 0014 VIOLATION(S): TREE ABUSE	<b>STATUS:</b>  FINE OF \$100.00 PER DAY SINCE DECEMBER 19, 2008.

**7. BSO COMMERCIAL MOTOR VEHICLE CITATIONS**

<b>7.1</b>	<b>CASE</b>  <b>BSO 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 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 AIDS 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).