

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**  
**JUNE 07, 2011**  
**9:00 A.M.**

**1. CALL SESSION TO ORDER**

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

<b>2.1</b>	<b>CASE 2011-086</b>	OWNER(S): WEEKLEY, DANIEL D WEEKLEY, TROY & WAYNE ADDRESS: VL ACROSS 5805 SW 210 TERRACE FOLIO: 5039 34 14 0010 VIOLATION(S):  1). COMMERCIAL VEHICLES AND EQUIPMENT EXIST ON PROPERTY.	<b>STATUS:</b> NOTICE OF HEARING ISSUED MARCH 30, 2011.  GIVEN UNTIL JUNE 02, 2011 TO COMPLY OR FINE OF \$100.00 PER DAY.
<b>2.2</b>	<b>CASE 2011-104</b>	OWNER(S): BAROSY, REGINE & FORT, EDDY ST ADDRESS: VL NE CNR SW 148 AVENUE & LURAY RD FOLIO: 5140 03 01 0173 VIOLATION(S):  1). FAILURE TO MAINTAIN LANDSCAPING	<b>STATUS:</b> NOTICE OF HEARING ISSUED MARCH 16, 2011.  GIVEN UNTIL JUNE 04, 2011 TO COMPLY OR FINE OF \$100.00 PER DAY.

**3. NEW CASES**

<b>3.1</b>	<b>CASE 2010-763</b>	OWNER(S): AF OF APPALOOSA TRAIL II LLC ADDRESS: VL S OF 6451 APPALOOSA TRAIL FOLIO: 5140 02 01 0128 VIOLATION(S):  1). FILL WITHOUT APPROVAL AND PERMIT.	<b>STATUS:</b> NOTICE OF HEARING ISSUED FEBRUARY 22, 2011.  CONTINUED FROM APRIL 05, 2011 HEARING.  COMPLIED.
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<b>3.2</b>	<b>CASE 2011-110</b>	OWNER(S): CALABRESE, GERARD A ADDRESS: 13810 SW 49 STREET FOLIO: 5040 34 01 0021 VIOLATION(S):  1). WORK WITHOUT PERMITS (LIGHTING).	<b>STATUS:</b> NOTICE OF HEARING ISSUED APRIL 19, 2011.  CONTINUED FROM MAY 03, 2011 HEARING.
<b>3.3</b>	<b>CASE 2011-115</b>	OWNER(S): CONCEPCION, YANETXI & CONCEPCION JORGE L ADDRESS: 4821 SW 198 TERRACE FOLIO: 5039 35 08 0040 VIOLATION(S):  1). TREES/LANDSCAPING INTERFERING WITH UTILITY.	<b>STATUS:</b> NOTICE OF HEARING ISSUED APRIL 25, 2011.  COMPLIED.
<b>3.4</b>	<b>CASE 2011-122</b>	OWNER(S): MEDINA, ALBERTO & MIRIAM PUENTES, VERONICA ADDRESS: 5351 SW 163 AVENUE FOLIO: 5040 32 01 0032 VIOLATION(S):  1). ALLOWING ANIMALS TO BECOME NUISANCE.	<b>STATUS:</b> NOTICE OF HEARING ISSUED APRIL 21, 2011.
<b>3.5</b>	<b>CASE 2011-178</b>	OWNER(S): ZACCO, KARON ADDRESS: 13100 SW 49 STREET FOLIO: 5040 34 01 0322 VIOLATION(S):  1). ADDRESS NUMBERS NOT POSTED.	<b>STATUS:</b> NOTICE OF HEARING ISSUED MAY 09, 2011.  COMPLIED.
<b>3.6</b>	<b>CASE 2011-218</b>	OWNER(S): BANK OF AMERICA NA ADDRESS: VL E OF 17001 SW 63 MANOR FOLIO: 5140 05 19 0050 VIOLATION(S):  1). FAILURE TO OBTAIN INSPECTION PRIOR TO CONVEYANCE.	<b>STATUS:</b> NOTICE OF HEARING ISSUED MAY 17, 2011.

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<b>3.7</b>	<b>CASE 2011-221</b>	OWNER(S): SUSTIEL, OFER ADDRESS: 13310 MUSTANG TRAIL FOLIO: 5140 02 01 0351 VIOLATION(S):  1). FAILURE TO OBTAIN A CERTIFICATE OF USE (DOG BREEDING AND BOARDING).	<b>STATUS:</b> NOTICE OF HEARING ISSUED MAY 23, 2011.
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**4. CITATIONS**

<b>4.0</b>	<b>CASE 2010C- 517</b>	OWNER(S): AMADOR, YIZEL H/E MARTIN, CARLOS A ADDRESS: 5150 SW 192 TERRACE FOLIO: 5039 36 11 0100 VIOLATION(S):  1). BULK TRASH.	<b>STATUS:</b> CITATION ISSUED APRIL 27, 2011.
<b>4.1</b>	<b>CASE 2010C- 524</b>	OWNER(S): HAMES, THOMAS, TRSTEEES HAMES, TARA EVE TRSTEEES ETAL ADDRESS: 4510 SW 133 AVENUE FOLIO: 5040 26 01 0190 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED MAY 12, 2011.
<b>4.2</b>	<b>CASE 2010C- 634</b>	OWNER(S): RAGOOBIR, BHEMAUL & VILMA ADDRESS: 4680 SW 172 AVENUE FOLIO: 5040 29 01 0447 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED MAY 13, 2011.
<b>4.3</b>	<b>CASE 2010C- 705</b>	OWNER(S): CANAL, JUSIMEYDIT ADDRESS: 5700 SW 196 LANE FOLIO: 5039 36 07 0460 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED MARCH 31, 2011.  <i>HEARING REQUESTED.</i>

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4.4	<b>CASE 2010C- 769</b>	OWNER(S): PRADILLA, JUAN & MARLENE ADDRESS: 18225 SW 68 COURT FOLIO: 5140 06 03 0042 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED MAY 13, 2011.
4.5	<b>CASE 2011C- 222</b>	OWNER(S): COHEN, LORI ADDRESS: 5521 SW 185 WAY FOLIO: 5039 36 01 0065 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED APRIL 27, 2011.
4.6	<b>CASE 2011C- 248</b>	OWNER(S): FAHIMIPOUR, MEHRDAD & COTY ADDRESS: VL NW CRNR OF SW 127 AVE/STIRLING FOLIO: 5040 35 13 0020 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED MAY 13, 2011.
4.7	<b>CASE 2011C- 255</b>	OWNER(S): CANAL, JUSIMEYDIT ADDRESS: 5700 SW 196 LANE FOLIO: 5039 36 07 0460 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED MAY 18, 2011.  <i>HEARING REQUESTED.</i>

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**5. FORECLOSURE AUTHORIZATION**

<b>5.1</b>	<b>CASE</b>	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):  1).	<b>STATUS:</b>
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**6. BSO COMMERCIAL MOTOR VEHICLE CITATIONS**

<b>6.1</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).