

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
MARCH 2, 2010
9:00 A.M.**

1. CALL SESSION TO ORDER

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

2.1	CASE 2009-569	OWNER(S): WHITEHEAD, MATTHEW ADDRESS: 19000 SW 53 STREET FOLIO: 5039 36 10 0210 VIOLATION(S): 1). PROPERTY AND SWALE ARE OVERGROWN.	STATUS: GIVEN UNTIL FEBRUARY 12, 2010 OR \$100.00 PER DAY.
2.2	CASE 2009-585	OWNER(S): TRUJILLO, JOHN ADDRESS: 17490 SW 70 PLACE FOLIO: 5140 06 04 0232 VIOLATION(S): 1). PROPERTY AND SWALE ARE OVERGROWN.	STATUS: GIVEN UNTIL FEBRUARY 12, 2010 OR \$100.00 PER DAY. COMPLIED.
2.3	CASE 2009-593	OWNER(S): WACHOVIA MORTGAGE CORP. ADDRESS: VL N OF 4900 SW 178 AVENUE FOLIO: 5040 30 00 0420 VIOLATION(S): 1). PROPERTY AND SWALE ARE OVERGROWN.	STATUS: GIVEN UNTIL FEBRUARY 12, 2010 OR \$100.00 PER DAY. COMPLIED.
2.4	CASE 2009-597	OWNER(S): PATTERSON, ELAINE I ADDRESS: VL E OF 18090 SW 52 COURT FOLIO: 5040 31 08 0010 VIOLATION(S): 1). PROPERTY AND SWALE ARE OVERGROWN.	STATUS: GIVEN UNTIL FEBRUARY 12, 2010 OR \$100.00 PER DAY.
2.5	CASE 2010-013	OWNER(S): THOMAS, JOHN, J EST % ARTHUR VANDERLOFSKE ADDRESS: 18951 SW 54 PLACE FOLIO: 5039 36 10 0300 VIOLATION(S): 1). OVERGROWTH	STATUS: GIVEN UNTIL FEBRUARY 12, 2010 OR \$100.00 PER DAY.

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3. NEW CASES

3.1	CASE 2009-402	OWNER(S): GARCIA, JUAN R ADDRESS: 5810 SW 196 LANE FOLIO: 5039 36 07 0140 VIOLATION(S): 1). FILL WITHOUT APPROVAL AND PERMITS.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 21, 2010.
3.2	CASE 2009-486	OWNER(S): DELAIGLESIA, MARTHA & GONZALEZ, REINOL ADDRESS: VL N OF 5702 SW 148 AVENUE FOLIO: 5040 34 03 0210 VIOLATION(S): 1). FILL WITHOUT APPROVAL AND PERMITS.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 8, 2010.
3.3	CASE 2009-610	OWNER(S): RIVERA, MERCEDES & MIGUEL ADDRESS: 6901 HOLATEE TRAIL FOLIO: 5140 03 01 0408 VIOLATION(S): 1). PROPERTY AND SWALE ARE OVERGROWN.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: DECEMBER 28, 2009. CONTINUED TO MARCH 2, 2010 HEARING.
3.4	CASE 2009-634	OWNER(S): PATRICIA LAND TR MEJIA LAND TR ADDRESS: VL S OF 13241 STIRLING ROAD FOLIO: 5040 35 16 0010 VIOLATION(S): 1). FAILURE TO MAINTAIN LETTER OF CREDIT.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 13, 2010.
3.5	CASE 2009-635	OWNER(S): PATRICIA LAND TR MEJIA LAND TR ADDRESS: VL S OF 13241 STIRLING ROAD FOLIO: 5040 35 16 0020 VIOLATION(S): 1). FAILURE TO MAINTAIN LETTER OF CREDIT.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 13, 2010.

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3.6	CASE 2009-636	OWNER(S): PATRICIA LAND TR MEJIA LAND TR ADDRESS: VL S OF 13241 STIRLING ROAD FOLIO: 5040 35 16 0030 VIOLATION(S): 1). FAILURE TO MAINTAIN LETTER OF CREDIT.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 13, 2010.
3.7	CASE 2009-637	OWNER(S): OAKBROOK RANCHES LLC ADDRESS: VL N OF 16611 SW 62 STREET FOLIO: 5140 05 01 0026 VIOLATION(S): 1). FILL WITHOUT APPROVAL AND PERMITS.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 21, 2010. COMPLIED.
3.8	CASE 2009-647	OWNER(S): CASTRO, SANDRA M. ADDRESS: 17801 SW 46 STREET FOLIO: 5040 30 00 0280 VIOLATION(S): 1). ADDRESS NUMBERS NOT POSTED. 2). FENCE IN DISREPAIR.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 12, 2010. COMPLIED.
3.9	CASE 2009-657	OWNER(S): VILLANEUVA, CARLOS & IRENE ADDRESS: 7120 SW 173 WAY FOLIO: 5140 06 04 0310 VIOLATION(S): 1).SIGN WITHOUT APPROVAL AND PERMITS.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 06, 2010. COMPLIED.
3.10	CASE 2009-660	OWNER(S): RANCHES AUTO CARE ADDRESS: 6500 DYKES ROAD FOLIO: 5140 04 13 0013 VIOLATION(S): 1).ABANDONED CAR PARKED ON PREMISES.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 20, 2010. COMPLIED.

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3.11	CASE 2009-662	OWNER(S): AVILA, AURORA & GONZALEZ, LUIS ADDRESS: 4700 SW 195 TERRACE FOLIO: 5039 25 07 0020 VIOLATION(S): 1).PROPERTY & SWALE ARE OVERGROWN.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 8, 2010. COMPLIED.
3.12	CASE 2010-001	OWNER(S): WELLS FARGO BANK % JP MORGAN CHASE BANK ADDRESS: 14501 SUNSET LANE FOLIO: 5140 03 01 0100 VIOLATION(S): 1).PROPERTY & SWALE ARE OVERGROWN.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 4 2010.
3.13	CASE 2010-003	OWNER(S): TORAL, FRANK ADDRESS: 6232 HANCOCK ROAD FOLIO: 5140 03 01 0084 VIOLATION(S): 1).SIGN ON RIGHT OF WAY.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 13 2010. COMPLIED.
3.14	CASE 2010-005	OWNER(S): FRANCIS, ERNIE & MARLENE ADDRESS: 15851 SW 56 STREET FOLIO: 5040 33 01 0472 VIOLATION(S): 1).ADDRESS NUMBERS NOT POSTED.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 10, 2010. COMPLIED.
3.15	CASE 2010-006	OWNER(S):MARTINEZ, MARITZA ADDRESS: 17031 SW 63 MANOR FOLIO: 5140 05 01 0166 VIOLATION(S): 1).PROPERTY & SWALE ARE OVERGROWN.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 11, 2010.
3.16	CASE 2010-018	OWNER(S):WHITE, DAVID MICHAEL AND TONYA ADDRESS: 6311 HANCOCK ROAD FOLIO: 5140 03 01 0240 VIOLATION(S): 1).WIRES AND NAILS ON FENCE LOCATED ALONG SOUTH PROPERTY LINE.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 10, 2010. COMPLIED.

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3.17	CASE 2010-023	OWNER(S):HENSLEY, DOROTHY & B E ADDRESS: 13400 STIRLING ROAD FOLIO: 5140 02 01 0141 VIOLATION(S): 1).SIGN WITHOUT PERMIT. 2). PROPERTY USE WITHOUT CERTIFICATE OF USE.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 11, 2010.
3.18	CASE 2010-024	OWNER(S):CORTES, ANAIS & JORGE ADDRESS: 13201 LURAY ROAD FOLIO: 5140 02 01 0160 VIOLATION(S): 1).BRANCHES ON RIGHT OF WAY.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 10, 2010. COMPLIED.
3.19	CASE 2010-051	OWNER(S):BELIARD, FRED MARIE & HERMINE ADDRESS: 5271 SW 136 AVENUE FOLIO: 5040 34 01 0060 VIOLATION(S): 1).SIGN ON RIGHT OF WAY.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 11, 2010. COMPLIED.
3.20	CASE 2010-056	OWNER(S):MILLER, ALBERT & CAROLYNNE ADDRESS: 14510 PALOMINO DRIVE FOLIO: 5040 34 01 0631 VIOLATION(S): 1).SIGN ON RIGHT OF WAY.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 17, 2010. COMPLIED.
3.21	CASE 2010-060	OWNER(S):GONZALEZ, ROBERT ADDRESS: 4928 SW 198 TERRACE FOLIO: 5039 35 08 0060 VIOLATION(S): 1).COMMERCIAL USE REQUIRES DUMPSTER. 2). IMPROPER DISPOSAL OF MANURE.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 10, 2010.

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3.22	CASE 2010-096 (REPEAT VIOLATION PRIOR CODE CASE 2009- 209.)	OWNER(S): JODANSI PROPERTIES LLC ADDRESS: VL E OF 4500 SW133 AVENUE FOLIO: 5040 26 00 0140 VIOLATION(S): 1). ALLOWING ANIMALS TO COMMIT NUISANCE BY FAILING TO SECURE.	STATUS: NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 11, 2010.
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4. CITATIONS

4.1	CASE 2009c- 460	OWNER(S): HUGHES, CLYDE & PUTNAM, CHRISTINE ADDRESS: 16400 STIRLING ROAD FOLIO: 5040 32 05 0050 VIOLATION(S): 1). BULK TRASH.	STATUS: CITATION ISSUED JANUARY 28, 2010. \$500.00 FINE DUE. PAID.
4.2	CASE 2009c- 474	OWNER(S): GONZALES, ALEXEY & OLGA ADDRESS: 6310 SW 185 WAY FOLIO: 5139 01 01 0085 VIOLATION(S): BULK TRASH	STATUS: CITATION ISSUED NOVEMBER 4, 2009. \$500.00 FINE DUE.

5. FORECLOSURE AUTHORIZATION

5.1	CASE 2008-244	OWNER(S): ARANA, HECTOR LUIS ADDRESS: VL N OF 4821 SW 198 TERRACE FOLIO: 5039 35 08 0011 VIOLATION(S): 1). FILL WITHOUT APPROVAL AND PERMITS.	STATUS: FINE OF \$100.00 PER DAY SINCE OCTOBER 19, 2008.
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5.2	CASE 2009-382	OWNER(S): KALAM, SHAHAB ADDRESS: VL E OF 17351 SW 46 STREET FOLIO: 5040 30 00 0300 VIOLATION(S): 1). PROPERTY AND SWALE ARE OVERGROWN.	STATUS: FINE OF \$100.00 PER DAY SINCE OCTOBER 21, 2009.
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6. BSO COMMERCIAL MOTOR VEHICLE CITATIONS

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