

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**  
**MAY 13, 2008**  
**9:00 A.M.**

**1. CALL SESSION TO ORDER**

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

<b>2.1</b>	<b>CASE 07-1068</b>	OWNER(S): LOBO, CARMEN ADDRESS: 20511 SW 48 PLACE FOLIO: 5039 35 03 0050 VIOLATION(S):  1). PROPERTY IS OVERGROWN AND HAS JUNK, TRASH, DEBRIS.	<b>STATUS:</b> GIVEN UNTIL APRIL 23, 2008 TO COMPLY OR \$100.00 PER DAY FINE.
<b>2.2</b>	<b>CASE 2008-64</b>	OWNER(S): AMEZQUITA, EDGAR ADDRESS: VL CORNER OF GRIFFIN/SW 186 AVE FOLIO: 5039 25 02 0091 VIOLATION(S):  1). NURSERY SELLING/DISPLAYING ITEMS NOT ALLOWED BY CODE.	<b>STATUS:</b> GIVEN UNTIL MAY 01, 2008 TO COMPLY OR \$150.00 PER DAY FINE.
<b>2.3</b>	<b>CASE 2008-70</b>	OWNER(S): TAYLOR, JASON ADDRESS: 5601 SW 136 AVENUE FOLIO: 5040 34 01 0110 VIOLATION(S):  1). LOT IS OVERGROWN AND HAS DEBRIS.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 26, 2008. CONTINUED FROM MARCH 11, 2008 HEARING.  COMPLIED
<b>2.4</b>	<b>CASE 2008-75</b>	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.	<b>STATUS:</b> GIVEN UNTIL APRIL 07, 2008 TO COMPLY OR \$100.00 PER DAY FINE.  COMPLIED

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2.5	<b>CASE 2008-76</b>	OWNER(S): ANTON, CARL C SR EST ADDRESS: VL NW CORNER STIRLING/ SW 166 AVE FOLIO: 5040 32 03 0081 VIOLATION(S):  1). ALL VEHICLES ON PROPERTY MUST BE REGISTERED TO PROPERTY AND HAVE CURRENT TAG AND REGISTRATION. PARKING ON VACANT LOT.	<b>STATUS:</b> GIVEN UNTIL APRIL 07, 2008 TO COMPLY OR \$100.00 PER DAY FINE.  COMPLIED
2.6	<b>2008-78</b>	OWNER(S): THOMAS, MARJORIE BROWN ADDRESS: VL ACROSS 16580 SW 62 STREET FOLIO: 5140 05 01 0175 VIOLATION(S):  1). PROPERTY IS OVERGROWN AND HAS JUNK, TRASH, DEBRIS.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 22, 2008. CONTINUED FROM MARCH 11, 2008 HEARING.  COMPLIED
2.7	<b>2008-79</b>	OWNER(S): CAMET, EDUARDO & CARLINA ADDRESS: 14211 SUNSET LANE FOLIO: 5140 03 01 0041 VIOLATION(S):  1). WORK DONE WITHOUT PERMITS	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 22, 2008  COMPLIED
2.8	<b>2008-80</b>	OWNER(S): ARTHUR, ROSALIE ADDRESS: VL ACROSS 16570 SW 62 STREET FOLIO: 5140 05 01 0038 VIOLATION(S):  1). PROPERTY IS OVERGROWN AND HAS JUNK, TRASH, DEBRIS.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 22, 2008  COMPLIED
2.9	<b>2008-82</b>	OWNER(S): MARTINEZ, JULIO & MARCIA ADDRESS: 14701 SUNSET LANE FOLIO: 5140 03 01 0019 VIOLATION(S):  1). WORK DONE WITHOUT PERMITS	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 27, 2008  COMPLIED

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<b>2.10</b>	<b>2008-85</b>	OWNER(S): KNIGHTSBRIDGE ESTATES LLC ADDRESS: 5591 MELALEUCA ROAD FOLIO: 5040 35 01 0075 VIOLATION(S):  1). ANIMAL NUISANCE	<b>STATUS:</b> GIVEN UNTIL APRIL 18, 2008 TO COMPLY OR \$200.00 PER DAY FINE.
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**3. NEW CASES**

<b>3.0</b>	<b>CASE 2008-107</b>	OWNER(S): AMADOR, ENRIQUE ADDRESS: 6300 SW 190 AVENUE FOLIO: 5139 01 05 0010 VIOLATION(S):  1). PROPERTY IS OVERGROWN AND HAS JUNK, TRASH, DEBRIS.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: APRIL 14, 2008.
<b>3.1</b>	<b>CASE 2008-117</b>	OWNER(S): SANCHEZ, JOSE MANUEL ADDRESS: 16600 SW 64 STREET FOLIO: 5140 05 09 0080 VIOLATION(S):  1). WORK WITHOUT PERMIT	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: MARCH 20, 2008.  COMPLIED
<b>3.2</b>	<b>CASE 2008-127</b>	OWNER(S): KNIGHTSBRIDGE ESTATES LLC ADDRESS: 5591 MELALEUCA ROAD FOLIO: 5040 35 01 0075 VIOLATION(S):  1). PROPERTY IS OVERGROWN AND HAS JUNK, TRASH, DEBRIS. 2). PROPERTY HAS UNMAINTAINED BUILDINGS/STRUCTURES.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: APRIL 02, 2008.
<b>3.3</b>	<b>2008-128  REPEAT VIOLATION PRIOR CASE 07-1039</b>	OWNER(S): AREVALO, MIGUEL & MAGDA ADDRESS: VACANT LOT SOUTH OF 6501 SW 178 AVENUE FOLIO: 5140 06 02 0030 VIOLATION(S):  1). PROPERTY IS OVERGROWN AND HAS JUNK, TRASH, DEBRIS.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: APRIL 02, 2008.  COMPLIED MAY 07, 2008. FINE DUE.

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3.4	<b>CASE 2008-147</b>	OWNER(S): WILLIAMS, ROBERT D ADDRESS: 17330 SW 66 STREET FOLIO: 5140 06 06 0010 VIOLATION(S):  1). OUTDOOR EVENT WITHOUT APPROVAL AND PERMITS.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: APRIL 21, 2008.
3.5	<b>CASE 2008-151</b>	OWNER(S): ALESSANDRINI, CELIA ADDRESS: VACANT LOT CORNER OF SW 178 AVEN/54 STREET FOLIO: 5040 31 01 0028 VIOLATION(S):  1). PROPERTY IS OVERGROWN AND HAS JUNK, TRASH, DEBRIS. 2). PROPERTY HAS UNMAINTAINED BUILDINGS/STRUCTURES.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: APRIL 21, 2008.  COMPLIED
3.6	<b>CASE 2008-155</b>	OWNER(S): BRAKEFIELD, LOIE M % AMY MCGROTTY ADDRESS: 7120 SW 173 WAY FOLIO: 5140 06 04 0310 VIOLATION(S):  1). PROPERTY IS OVERGROWN AND HAS JUNK, TRASH, DEBRIS. 2). PROPERTY HAS UNMAINTAINED BUILDINGS/STRUCTURES. 3). PROPERTY HAS BROKEN OUT WINDOWS. 4). ALLOWING ANIMALS TO COMMIT A NUISANCE (BEES). 5). CERTIFICATE OF USE REQUIRED (NURSERY)	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: APRIL 24, 2008.
3.7	<b>CASE 2008-156</b>	OWNER(S): VILLANUEVA, CARLOS E & IRENE ADDRESS: VACANT LOT NORTH OF 7120 SW 173 WAY FOLIO: 5140 06 04 0070 VIOLATION(S):  1). PROPERTY IS OVERGROWN AND HAS JUNK, TRASH, DEBRIS. 2). FILLING, CLEARING, GRADING DONE WITHOUT APPROVAL AND PERMIT.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: APRIL 24, 2008.

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<b>3.8</b>	<b>CASE 2008-158</b>	OWNER(S): ZADEH, EBRAHIM M ASHTARI ADDRESS: 16601 SW 49 STREET FOLIO: 5040 29 01 0408 VIOLATION(S):  1). POOL WITHOUT PROPER ENCLOSURE. 2). FAILURE TO MAINTAIN POOL.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: APRIL 24, 2008.
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**4. CITATIONS**

<b>4.0</b>	<b>CASE 2008C-159  CITATION SRC-1040</b>	OWNER(S): PIEDRA, RAUL JR & JOSEFINA ADDRESS: 13450 MUSTANG TRAIL FOLIO: 5140 02 01 0341 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED: FEBRUARY 28, 2008  \$500.00  <i>HEARING REQUESTED</i>
<b>4.1</b>	<b>CASE 2008C-160  CITATION SRC-1041</b>	OWNER(S): KAPLAN, RUSSELL D ½ INT EA FEINSTEIN, LISA H ADDRESS: 12901 MUSTANG TRAIL FOLIO: 5140 02 10 0020 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED: APRIL 18, 2008  \$500.00  <i>HEARING REQUESTED</i>

**5. LIEN MITIGATION**

<b>5.1</b>	<b>CASE</b>		
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**6. FORECLOSURE AUTHORIZATION**

<b>6.1</b>	<b>CASE 07-1020</b>	OWNER(S): KNIGHTSBRIDGE ESTATES LLC ADDRESS: 5591 MELALEUCA ROAD FOLIO: 5040 35 01 0075 VIOLATION(S):	<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 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).