

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**  
**JANUARY 13, 2009**  
**9:00 A.M.**

**MINUTES**

**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.  CONTINUED TO FEBRUARY 10, 2009 HEARING.
<b>2.2</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.  CONTINUED TO APRIL 14, 2009 HEARING.
<b>2.3</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.  CONTINUED TO APRIL 14, 2009 HEARING.
<b>2.4</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):  1). FAILURE TO REMOVE TREE STRAPS, BANDING, STAKES CAUSING TREE ABUSE	<b>STATUS:</b> GIVEN UNTIL DECEMBER 19, 2008 TO COMPLY OR \$100.00 PER DAY.  IMPOSE PENALTY AND LIEN.

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<b>2.5</b>	<b>CASE 2008-320</b>	OWNER(S): RUIZ, GILBERT & JACQUELINE ADDRESS: VL SW CNR LURAY/APPALOOSA FOLIO: 5140 02 01 0271 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> GIVEN UNTIL JANUARY 08, 2009 TO COMPLY OR \$100.00 PER DAY.  IMPOSE PENALTY AND LIEN.
<b>2.6</b>	<b>CASE 2008-327</b>	OWNER(S): TENREIRO, LAZARO & BARBARA ADDRESS: 6230 SW 188 AVENUE FOLIO: 5139 01 03 0200 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> GIVEN UNTIL JANUARY 08, 2009 TO COMPLY OR \$100.00 PER DAY.  IMPOSE PENALTY AND LIEN.

**3. NEW CASES**

<b>3.0</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> NOTICE OF VIOLATION AND HEARING ISSUED: NOVEMBER 19, 2008.  GIVEN UNTIL FEBRUARY 06, 2009 TO COMPLY OR \$100.00 PER DAY FINE. ADM COSTS OF \$150.00 IMPOSED. RETURN FOR STATUS HEARING TO FEBRUARY 10, 2009 HEARING.
<b>3.1</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> NOTICE OF VIOLATION AND HEARING ISSUED: NOVEMBER 19, 2008.  GIVEN UNTIL FEBRUARY 06, 2009 TO COMPLY OR \$100.00 PER DAY FINE. ADM COSTS OF \$150.00 IMPOSED. RETURN FOR STATUS HEARING TO FEBRUARY 10, 2009 HEARING.

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3.2	<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> NOTICE OF VIOLATION AND HEARING ISSUED: NOVEMBER 19, 2008.  GIVEN UNTIL FEBRUARY 06, 2009 TO COMPLY OR \$100.00 PER DAY FINE. ADM COSTS OF \$150.00 IMPOSED. RETURN FOR STATUS HEARING TO FEBRUARY 10, 2009 HEARING.
3.3	<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.  CONTINUED TO FEBRUARY 10, 2009 HEARING.
3.4	<b>CASE 2008-353</b>	OWNER(S): SINHA, NIRANJAN & VICENTA ADDRESS: VL NORTH OF 6201 SW 178 AVENUE FOLIO: 5140 06 13 0080 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: DECEMBER 02, 2008.  COMPLIED.
3.5	<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.
3.6	<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> NOTICE OF VIOLATION AND HEARING ISSUED: DECEMBER 19, 2008.  GIVEN UNTIL JANUARY 28, 2009 TO COMPLY OR \$100.00 PER DAY FINE. ADM COSTS OF \$150.00 IMPOSED. RETURN FOR STATUS HEARING TO FEBRUARY 10, 2009 HEARING.

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3.7	<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> NOTICE OF VIOLATION AND HEARING ISSUED: DECEMBER 19, 2008.  GIVEN UNTIL JANUARY 28, 2009 TO COMPLY OR \$100.00 PER DAY FINE. ADM COSTS OF \$150.00 IMPOSED. RETURN FOR STATUS HEARING TO FEBRUARY 10, 2009 HEARING.
3.8	<b>CASE 2008-367</b>	OWNER(S): FAHIMPOUR, MEHRDAD & COTY ADDRESS: VL NW CORNER OF STIRLING/APPALOOSA TRAIL FOLIO: 5040 35 15 0020 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: DECEMBER 05, 2008.  GIVEN UNTIL JANUARY 23, 2009 TO COMPLY OR \$200.00 PER DAY FINE. ADM COSTS OF \$150.00 IMPOSED. RETURN FOR STATUS HEARING TO FEBRUARY 10, 2009 HEARING.
3.9	<b>CASE 2008-371</b>	OWNER(S): HUSSAIN, AKHTAR & SHAHIN ADDRESS: 5533 SW 136 AVENUE FOLIO: 5040 34 05 0010 VIOLATION(S):  1). N SIDE OF WALL REQUIRES REPAIR AND PAINTING. 2). FICUS HEDGES CANNOT EXCEED 8' IN HEIGHT.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: DECEMBER 05, 2008.  COMPLIED.
3.10	<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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3.11	<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.
3.12	<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.  GIVEN UNTIL JANUARY 23, 2009 TO COMPLY OR \$100.00 PER DAY FINE. ADM COSTS OF \$150.00 IMPOSED. RETURN FOR STATUS HEARING TO FEBRUARY 10, 2009 HEARING.
3.13	<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> NOTICE OF VIOLATION AND HEARING ISSUED: DECEMBER 30, 2008.  GIVEN UNTIL JANUARY 23, 2009 TO COMPLY OR \$200.00 PER DAY FINE. ADM COSTS OF \$150.00 IMPOSED. GIVEN AUTHORIZATION TO ABATE NUISANCE. RETURN FOR STATUS HEARING TO FEBRUARY 10, 2009 HEARING.

**4. CITATIONS**

4.0	<b>CASE 2008C-375  CITATION SRC-1190</b>	OWNER(S): EL-HADDAD, MOUSTAFA & FAIKA ADDRESS: 6300 SW 181 LANE FOLIO: 5140 06 02 0240 VIOLATION(S):  1). BULK	<b>STATUS:</b> CITATION ISSUED: DECEMBER 04, 2008 \$500.00  IMPOSE FINE PLUS ADM. COSTS OF \$150.00. TOTAL DUE \$650.00
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**5. LIEN MITIGATION**

<b>5.1</b>	<b>CASE</b> <b>2008-179</b>	OWNER(S): SEVIGNY, PATRICK ADDRESS: VL NORTH OF 6990 SW 173 AVENUE FOLIO: 5140 06 18 0010 VIOLATION(S):  1). PROPERTY IS OVERGROWN AND HAS JUNK, TRASH, DEBRIS.	<b>STATUS:</b>  TOTAL FINE DUE \$3,100.00  FINE MITIGATED TO \$1,350.00. MUST BE PAID BY JULY 12, 2009 OR FULL PENALTY TO BE REINSTATED.
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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</b> <b>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 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).