

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 02, 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 2008-336</b>	OWNER(S): SOUTH FLORIDA HINDU TEMPLE INC ADDRESS: 13010 GRIFFIN ROAD FOLIO: 5040 26 06 0010 VIOLATION(S):  1). FILL WITHOUT APPROVAL AND PERMITS. 2). SHEDS INSTALLED WITHOUT APPROVAL AND PERMITS.	<b>STATUS:</b> GIVEN UNTIL MAY 14, 2009 TO COMPLY OR \$150.00 PER DAY FINE.  COMPLIED
<b>2.2</b>	<b>CASE 2009-002</b>	OWNER(S): WEISS, BRADLEY S & FREEMAN, PAUL ADDRESS: 5350 SW 210 TERRACE FOLIO: 5039 34 01 0301 VIOLATION(S):  1). PROHIBITED OUTDOOR LIGHTING.	<b>STATUS:</b> GIVEN UNTIL MAY 27, 2009 TO COMPLY OR \$150.00 PER DAY FINE.  IMPOSE PENALTY & LIEN.
<b>2.3</b>	<b>CASE 2009-064</b>	OWNER(S): ESPINEL, IVETTE & LACHY ADDRESS: 17801 SW 52 COURT FOLIO: 5040 31 01 0210 VIOLATION(S):  1). LIVE OAK IMPROPERLY PRUNED.	<b>STATUS:</b> GIVEN UNTIL MAY 14, 2009 TO COMPLY OR \$150.00 PER DAY FINE.  COMPLIED
<b>2.4</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> GIVEN UNTIL MAY 27, 2009 TO COMPLY OR \$100.00 PER DAY FINE.  IMPOSE PENALTY & LIEN.

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<b>2.5</b>	<b>CASE 2009-066</b>	OWNER(S): SALCEDO, JOSE ADDRESS: 5500 SW 136 AVENUE FOLIO: 5040 35 01 0043 VIOLATION(S):  1). BATHROOM AND A/C INSTALLED WITHOUT APPROVAL AND PERMITS.	<b>STATUS:</b> GIVEN UNTIL MAY 24, 2009 TO COMPLY OR \$100.00 PER DAY FINE.  COMPLIED
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**3. NEW CASES**

<b>3.0</b>	<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> NOTICE OF VIOLATION AND HEARING ISSUED: APRIL 08, 2009.  GIVEN UNTIL JUNE 12, 2009 TO COMPLY OR \$150.00 PER DAY FINE. ASSESSED \$150.00 IN ADM COSTS. RETURN TO JULY 7, 2009 HEARING.
<b>3.1</b>	<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> NOTICE OF VIOLATION AND HEARING ISSUED: APRIL 08, 2009.  GIVEN UNTIL JUNE 12, 2009 TO COMPLY OR \$150.00 PER DAY FINE. ASSESSED \$150.00 IN ADM COSTS. RETURN TO JULY 7, 2009 HEARING.
<b>3.2</b>	<b>CASE 2009-087</b>	OWNER(S): MCDONALD, KIM ADDRESS: 13801 MUSTANG TRAIL FOLIO: 5140 03 01 0322 VIOLATION(S):  1). WORK WITHOUT PERMIT.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: APRIL 17, 2009.  COMPLIED
<b>3.3</b>	<b>CASE 2009-098</b>	OWNER(S): AREVALO, MIGUEL & MAGDA ADDRESS: VL S OF 6501 SW 178 AVENUE FOLIO: 5140 06 02 0030 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: APRIL 08, 2009.  COMPLIED

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3.4	<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> NOTICE OF VIOLATION AND HEARING ISSUED: APRIL 28, 2009.  GIVEN UNTIL JULY 02, 2009 TO COMPLY OR \$100.00 PER DAY FINE. ASSESSED \$150.00 IN ADM COSTS. RETURN TO JULY 7, 2009 HEARING.
3.5	<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> NOTICE OF VIOLATION AND HEARING ISSUED: APRIL 29, 2009.  GIVEN UNTIL JUNE 22, 2009 TO COMPLY OR \$150.00 PER DAY FINE. ASSESSED \$150.00 IN ADM COSTS. RETURN TO JULY 7, 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 2009-117</b>	OWNER(S): PEREZ, RAFAEL ADDRESS: 4950 SW 145 AVENUE FOLIO: 5040 34 01 0333 VIOLATION(S):  1). GARBAGE RECEPTACLES OUT DURING NON PICK UP TIME.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: MAY 04, 2009.  FIND VIOLATION TO HAVE EXISTED. NO ADM COSTS ASSESSED.

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<b>3.8</b>	<b>CASE</b> <b>2009-123</b>  <b>REPEAT VIOLATION - PRIOR CODE CASE</b> <b>2008-163</b>	OWNER(S): SANTA FE AT SOUTHWEST RANCHES ADDRESS: VL N OF 15121 E. WATERFORD DRIVE FOLIO: 5040 33 18 0060 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: MAY 04, 2009.  COMPLIED
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**4. CITATIONS**

<b>4.0</b>	<b>CASE</b> <b>2009c-122</b>	OWNER(S): WOLFSON, MARTIN & KARLA ADDRESS: 17330 SW 61 COURT FOLIO: 5140 06 01 0091 VIOLATION(S): BULK TRASH	<b>STATUS:</b> CITATION ISSUED APRIL 26, 2009.  \$500.00 FINE DUE.  IMPOSED \$500.00 FINE PLUS \$150.00 IN ADM COSTS.  TOTAL DUE \$650.00.
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**5. LIEN MITIGATION**

<b>5.1</b>	<b>CASE</b> <b>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.  CONTINUED TO JULY 07, 2009 HEARING.
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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 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).