

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**  
**MARCH 2, 2010**  
**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 2009-569</b>	OWNER(S): WHITEHEAD, MATTHEW ADDRESS: 19000 SW 53 STREET FOLIO: 5039 36 10 0210 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> GIVEN UNTIL FEBRUARY 12, 2010 OR \$100.00 PER DAY.  IMPOSE PENALTY AND LIEN.
<b>2.2</b>	<b>CASE 2009-585</b>	OWNER(S): TRUJILLO, JOHN ADDRESS: 17490 SW 70 PLACE FOLIO: 5140 06 04 0232 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> GIVEN UNTIL FEBRUARY 12, 2010 OR \$100.00 PER DAY.  COMPLIED.
<b>2.3</b>	<b>CASE 2009-593</b>	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.	<b>STATUS:</b> GIVEN UNTIL FEBRUARY 12, 2010 OR \$100.00 PER DAY.  COMPLIED.
<b>2.4</b>	<b>CASE 2009-597</b>	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.	<b>STATUS:</b> GIVEN UNTIL FEBRUARY 12, 2010 OR \$100.00 PER DAY.  IMPOSE PENALTY AND LIEN.
<b>2.5</b>	<b>CASE 2010-013</b>	OWNER(S): THOMAS, JOHN, J EST % ARTHUR VANDERLOFSKE ADDRESS: 18951 SW 54 PLACE FOLIO: 5039 36 10 0300 VIOLATION(S):  1). OVERGROWTH	<b>STATUS:</b> GIVEN UNTIL FEBRUARY 12, 2010 OR \$100.00 PER DAY.  IMPOSE PENALTY AND LIEN.

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<b>2.6</b>	<b>CASE 2009-249</b>	OWNER(S): LOWES HOME CENTERS INC % TAX DEPT ADDRESS: 6600 DYKES ROAD FOLIO: 5140 04 13 0014 VIOLATION(S):  1). LANDSCAPING NOT MAINTAINED AND/OR MISSING PLANT MATERIAL.	<b>STATUS:</b> GIVEN UNTIL JANUARY 4, 2010 OR \$150.00 PER DAY.  AMENDED FINAL ORDER OF COMPLIANCE DEADLINE TO MARCH 31, 2010.
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**3. NEW CASES**

<b>3.1</b>	<b>CASE 2009-402</b>	OWNER(S): GARCIA, JUAN R ADDRESS: 5810 SW 196 LANE FOLIO: 5039 36 07 0140 VIOLATION(S):  1). FILL WITHOUT APPROVAL AND PERMITS.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 21, 2010.  CONTINUED TO APRIL 6, 2010 HEARING.
<b>3.2</b>	<b>CASE 2009-486</b>	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.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 8, 2010.  COMPLIED.
<b>3.3</b>	<b>CASE 2009-610</b>	OWNER(S): RIVERA, MERCEDES & MIGUEL ADDRESS: 6901 HOLATEE TRAIL FOLIO: 5140 03 01 0408 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: DECEMBER 28, 2009.  CONTINUED TO MARCH 2, 2010 HEARING.  GIVEN UNTIL MARCH 12, 2010 TO COMPLY OR \$100.00 PER DAY FINE. ASSESSED ADM. COSTS OF \$150.00. RETURN TO APRIL 6, 2010 HEARING.

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3.4	<b>CASE 2009-634</b>	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.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 13, 2010.  GIVEN UNTIL MAY 31, 2010 TO COMPLY OR \$150.00 PER DAY FINE. WAIVED ADM. COSTS. RETURN TO JUNE 1, 2010 HEARING.
3.5	<b>CASE 2009-635</b>	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.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 13, 2010.  GIVEN UNTIL MAY 31, 2010 TO COMPLY OR \$150.00 PER DAY FINE. WAIVED ADM. COSTS. RETURN TO JUNE 1, 2010 HEARING.
3.6	<b>CASE 2009-636</b>	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.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 13, 2010.  GIVEN UNTIL MAY 31, 2010 TO COMPLY OR \$150.00 PER DAY FINE. WAIVED ADM. COSTS. RETURN TO JUNE 1, 2010 HEARING.
3.7	<b>CASE 2009-637</b>	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.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 21, 2010.  COMPLIED.

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3.8	<b>CASE 2009-647</b>	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.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 12, 2010.  COMPLIED.
3.9	<b>CASE 2009-657</b>	OWNER(S): VILLANEUVA, CARLOS & IRENE ADDRESS: 7120 SW 173 WAY FOLIO: 5140 06 04 0310 VIOLATION(S):  1).SIGN WITHOUT APPROVAL AND PERMITS.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 06, 2010.  COMPLIED.
3.10	<b>CASE 2009-660</b>	OWNER(S): RANCHES AUTO CARE ADDRESS: 6500 DYKES ROAD FOLIO: 5140 04 13 0013 VIOLATION(S):  1).ABANDONED CAR PARKED ON PREMISES.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 20, 2010.  COMPLIED.
3.11	<b>CASE 2009-662</b>	OWNER(S): AVILA, AURORA & GONZALEZ, LUIS ADDRESS: 4700 SW 195 TERRACE FOLIO: 5039 25 07 0020 VIOLATION(S):  1).PROPERTY & SWALE ARE OVERGROWN.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 8, 2010.  COMPLIED.
3.12	<b>CASE 2010-001</b>	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.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 4 2010.  GIVEN UNTIL MARCH 12, 2010 TO COMPLY OR \$100.00 PER DAY FINE. ASSESSED ADM. COSTS OF \$150.00. RETURN TO APRIL 6, 2010 HEARING.

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3.13	<b>CASE 2010-003</b>	OWNER(S): TORAL, FRANK ADDRESS: 6232 HANCOCK ROAD FOLIO: 5140 03 01 0084 VIOLATION(S):  1).SIGN ON RIGHT OF WAY.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JANUARY 13 2010.  COMPLIED.
3.14	<b>CASE 2010-005</b>	OWNER(S): FRANCIS, ERNIE & MARLENE ADDRESS: 15851 SW 56 STREET FOLIO: 5040 33 01 0472 VIOLATION(S):  1).ADDRESS NUMBERS NOT POSTED.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 10, 2010.  COMPLIED.
3.15	<b>CASE 2010-006</b>	OWNER(S):MARTINEZ, MARITZA ADDRESS: 17031 SW 63 MANOR FOLIO: 5140 05 01 0166 VIOLATION(S):  1).PROPERTY & SWALE ARE OVERGROWN.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 11, 2010.  GIVEN UNTIL MARCH 12, 2010 TO COMPLY OR \$100.00 PER DAY FINE. ASSESSED ADM. COSTS OF \$150.00. RETURN TO APRIL 6, 2010 HEARING.
3.16	<b>CASE 2010-018</b>	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.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 10, 2010.  COMPLIED.
3.17	<b>CASE 2010-023</b>	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.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 11, 2010.  GIVEN UNTIL MARCH 12, 2010 TO COMPLY OR \$100.00 PER DAY FINE. ASSESSED ADM. COSTS OF \$150.00. RETURN TO APRIL 6, 2010 HEARING.

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3.18	<b>CASE 2010-024</b>	OWNER(S):CORTES, ANAIS & JORGE ADDRESS: 13201 LURAY ROAD FOLIO: 5140 02 01 0160 VIOLATION(S):  1).BRANCHES ON RIGHT OF WAY.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 10, 2010.  COMPLIED.
3.19	<b>CASE 2010-051</b>	OWNER(S):BELIARD, FRED MARIE & HERMINE ADDRESS: 5271 SW 136 AVENUE FOLIO: 5040 34 01 0060 VIOLATION(S):  1).SIGN ON RIGHT OF WAY.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 11, 2010.  COMPLIED.
3.20	<b>CASE 2010-056</b>	OWNER(S):MILLER, ALBERT & CAROLYNNE ADDRESS: 14510 PALOMINO DRIVE FOLIO: 5040 34 01 0631 VIOLATION(S):  1).SIGN ON RIGHT OF WAY.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 17, 2010.  COMPLIED.
3.21	<b>CASE 2010-060</b>	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.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 10, 2010.  COMPLIED.
3.22	<b>CASE 2010-096 (REPEAT VIOLATION PRIOR CODE CASE 2009- 209.)</b>	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.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 11, 2010.  ASSESSED FINE OF \$4,000.00 PLUS \$150.00 IN ADM. COSTS TO BE IMPOSED AS PENALTY AND LIEN.  TOTAL DUE - \$4,150.00.

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**4. CITATIONS**

<b>4.1</b>	<b>CASE 2009c- 460</b>	OWNER(S): HUGHES, CLYDE & PUTNAM, CHRISTINE ADDRESS: 16400 STIRLING ROAD FOLIO: 5040 32 05 0050 VIOLATION(S):  1). BULK TRASH.	<b>STATUS:</b> CITATION ISSUED JANUARY 28, 2010.  \$500.00 FINE DUE.  PAID.
<b>4.2</b>	<b>CASE 2009c- 474</b>	OWNER(S): GONZALES, ALEXEY & OLGA ADDRESS: 6310 SW 185 WAY FOLIO: 5139 01 01 0085 VIOLATION(S): BULK TRASH	<b>STATUS:</b> CITATION ISSUED NOVEMBER 4, 2009.  \$500.00 FINE DUE.  IMPOSED \$500.00 FINE PLUS \$150.00 IN ADM. COSTS.  TOTAL DUE - \$650.00.

**5. FORECLOSURE AUTHORIZATION**

<b>5.1</b>	<b>CASE 2008-244</b>	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.	<b>STATUS:</b> FINE OF \$100.00 PER DAY SINCE OCTOBER 19, 2008.  CONTINUED TO APRIL 6, 2010 HEARING.
<b>5.2</b>	<b>CASE 2009-382</b>	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. COMPLIED 03/1/10.	<b>STATUS:</b> FINE OF \$100.00 PER DAY SINCE OCTOBER 21, 2009.  FORECLOSURE AUTHORIZATION GRANTED.

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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).