

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**  
**OCTOBER 06, 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 2008-281</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 JULY 6, 2009 TO COMPLY OR \$100.00 PER DAY.  CONTINUED TO OCTOBER 6, 2009 HEARING.  CONTINUED TO NOVEMBER 9, 2009 HEARING.
<b>2.2</b>	<b>CASE 2009-129</b>	OWNER(S): FLORIDA POWER & LIGHT CO ADDRESS: 6525 DYKES ROAD FOLIO: 5140 04 13 0020 VIOLATION(S):  1). LANDSCAPING NOT MAINTAINED AND/OR MISSING PLANT MATERIAL.	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 10, 2009 TO COMPLY OR \$150.00 PER DAY.  IMPOSE PENALTY AND LIEN.
<b>2.3</b>	<b>CASE 2009-130</b>	OWNER(S): U-STORE-IT L P PTA-USI #721 ADDRESS: 6550 DYKES ROAD FOLIO: 5140 04 13 0015 VIOLATION(S):  1). LANDSCAPING NOT MAINTAINED AND/OR MISSING PLANT MATERIAL.	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 10, 2009 TO COMPLY OR \$150.00 PER DAY.  CONTINUED TO NOVEMBER 9, 2009 HEARING.
<b>2.5</b>	<b>CASE 2009-246</b>	OWNER(S): VILLANUEVA, CARLOS & IRENE ADDRESS: 7120 SW 173 WAY FOLIO: 5140 06 04 0310 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN. 2). POOL HAS DEBRIS (COMPLIED) 3). ANIMAL NUISANCE (BEES) (COMPLIED)	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 18, 2009 TO COMPLY OR \$150.00 PER DAY.  IMPOSE PENALTY AND LIEN.

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<b>2.6</b>	<b>CASE 2009-255</b>	OWNER(S): MARAGH, ROHAN EVERTON ADDRESS: VL S OF 6051 SW 178 AVENUE FOLIO: 5140 06 13 0090 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 10, 2009 TO COMPLY OR \$100.00 PER DAY.  IMPOSE PENALTY AND LIEN.
<b>2.7</b>	<b>CASE 2009-285</b>	OWNER(S): TRINITY LENDERS LLC ADDRESS: VL S OF 4910 SW 172 AVE FOLIO: 5040 32 18 0010 VIOLATION(S):  1). PROPERTY AND/OR SWALE ARE OVERGROWN.	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 16, 2009 TO COMPLY OR \$100.00 PER DAY.  IMPOSE PENALTY AND LIEN.
<b>2.8</b>	<b>CASE 2009-286</b>	OWNER(S): TRINITY LENDERS LLC ADDRESS: VL S OF 17080 SW 49 ST FOLIO: 5040 32 18 0020 VIOLATION(S):  1). PROPERTY AND/OR SWALE ARE OVERGROWN.	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 16, 2009 TO COMPLY OR \$100.00 PER DAY.  IMPOSE PENALTY AND LIEN.
<b>2.9</b>	<b>CASE 2009-287</b>	OWNER(S): TRINITY LENDERS LLC ADDRESS: VL S OF 17060 SW 49 ST FOLIO: 5040 32 18 0030 VIOLATION(S):  1). PROPERTY AND/OR SWALE ARE OVERGROWN.	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 16, 2009 TO COMPLY OR \$100.00 PER DAY.  IMPOSE PENALTY AND LIEN.
<b>2.10</b>	<b>CASE 2009-288</b>	OWNER(S): TRINITY LENDERS LLC ADDRESS: VL S OF 17040 SW 49 ST FOLIO: 5040 32 18 0040 VIOLATION(S):  1). PROPERTY AND/OR SWALE ARE OVERGROWN.	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 16, 2009 TO COMPLY OR \$100.00 PER DAY.  IMPOSE PENALTY AND LIEN.
<b>2.11</b>	<b>CASE 2009-289</b>	OWNER(S): TRINITY LENDERS LLC ADDRESS: VL E OF 5031 SW 170 AVE FOLIO: 5040 32 18 0050 VIOLATION(S):  1). PROPERTY AND/OR SWALE ARE OVERGROWN.	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 16, 2009 TO COMPLY OR \$100.00 PER DAY.  IMPOSE PENALTY AND LIEN.

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2.12	<b>CASE 2009-290</b>	OWNER(S): TRINITY LENDERS LLC ADDRESS: VL E OF 5110 SW 173 WAY FOLIO: 5040 32 18 0080 VIOLATION(S):  1). PROPERTY AND/OR SWALE ARE OVERGROWN.	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 16, 2009 TO COMPLY OR \$100.00 PER DAY.  IMPOSE PENALTY AND LIEN.
2.13	<b>CASE 2009-291</b>	OWNER(S): TRINITY LENDERS LLC ADDRESS: VL N OF 5120 SW 172 AVE FOLIO: 5040 32 18 0070 VIOLATION(S):  1). PROPERTY AND/OR SWALE ARE OVERGROWN.	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 16, 2009 TO COMPLY OR \$100.00 PER DAY.  IMPOSE PENALTY AND LIEN.
2.14	<b>CASE 2009-295</b>	OWNER(S): NORTREX SUN LLC ADDRESS: VL N OF 4651 SW 126 AVENUE FOLIO: 5040 26 00 0222 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 10, 2009 TO COMPLY OR \$100.00 PER DAY.  IMPOSE PENALTY AND LIEN.
2.15	<b>CASE 2009-296</b>	OWNER(S): NORTREX SUN LLC ADDRESS: VL N OF 4650 SW 128 AVENUE FOLIO: 5040 26 00 0301  VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 10, 2009 TO COMPLY OR \$100.00 PER DAY.  IMPOSE PENALTY AND LIEN.
2.16	<b>CASE 2009-298</b>	OWNER(S): VAZQUEZ, JUAN & ETANISTA ADDRESS: VL W OF 18901 SW 53 ST FOLIO: 5039 36 10 0220 VIOLATION(S):  1). PROPERTY W/O CERTIFICATE OF USE. (COMPLIED) 2). PROPERTY HAS COMMERCIAL VEHICLES.	<b>STATUS:</b> GIVEN UNTIL OCTOBER 1, 2009 TO COMPLY OR \$150.00 PER DAY.  COMPLIED.

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<b>2.17</b>	<b>CASE 2009-300</b>	OWNER(S): ATASH, ANAT SARAH ADDRESS: 14530 MUSTANG TRAIL FOLIO: 5140 03 01 0398 VIOLATION(S):  1). PROPERTY AND/OR SWALE ARE OVERGROWN.	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 16, 2009 TO COMPLY OR \$100.00 PER DAY.  IMPOSE PENALTY AND LIEN.
<b>2.18</b>	<b>CASE 2009-318</b>	OWNER(S): SINHA, NIRANJAN & VICENTA ADDRESS: VL N OF 6201 SW 178 AVE FOLIO: 5140 06 13 0080 VIOLATION(S):  1). PROPERTY AND/OR SWALE ARE OVERGROWN.	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 16, 2009 TO COMPLY OR \$100.00 PER DAY.  COMPLIED.
<b>2.19</b>	<b>CASE 2009-319</b>	OWNER(S): ZUNIGA, LAURA ADDRESS: 5901 SW 162 AVE FOLIO: 5040 32 04 0068 VIOLATION(S):  1). PROPERTY AND/OR SWALE ARE OVERGROWN.	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 16, 2009 TO COMPLY OR \$100.00 PER DAY.  IMPOSE PENALTY AND LIEN.

**3. NEW CASES**

<b>3.1</b>	<b>CASE 2009-132</b>	OWNER(S): SE PETRO ONE LLC ADDRESS: 15991 SHERIDAN STREET FOLIO: 5140 04 13 0050 VIOLATION(S):  1). LANDSCAPING NOT MAINTAINED AND/OR MISSING PLANT MATERIAL.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: AUGUST 7, 2009.  GIVEN UNTIL NOVEMBER 30, 2009 TO COMPLY OR \$100.00 PER DAY. ASSESSED \$150.00 IN ADM COSTS. RETURN TO DECEMBER 1, 2009 HEARING.
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3.2	<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> NOTICE OF VIOLATION AND HEARING ISSUED: JULY 01, 2009.  SIGNED STIPULATED AGREEMENT. GIVEN UNTIL JANUARY 4, 2010 TO COMPLY OR \$150.00 PER DAY.
3.3	<b>CASE 2009-308</b>	OWNER(S): ARANGO, OMAR DARIO & ARIZA, ALBA YASMIN ADDRESS: 5040 SW 186 AVENUE FOLIO: 5039 36 01 0174 VIOLATION(S):  1). PROHIBITED USE -- MULTI-FAMILY	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: OCTOBER 01, 2009.  CONTINUED TO NOVEMBER 9, 2009 HEARING.
3.4	<b>CASE 2009-312</b>	OWNER(S): BARRON, ALEXANDER H ADDRESS: 4891 HANCOCK ROAD FOLIO: 5040 27 01 0224 VIOLATION(S):  1). SIGN WITHOUT PERMIT	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: AUGUST 12, 2009.  COMPLIED.
3.5	<b>CASE 2009-327</b>	OWNER(S): PERRY, ROSS & TANA ADDRESS: VL E OF 16460 SW 61 ST FOLIO: 5140 05 25 0080 VIOLATION(S):  1). PROPERTY AND/OR SWALE ARE OVERGROWN.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: AUGUST 07, 2009.  CONTINUED TO OCTOBER 6, 2009 MEETING.  GIVEN UNTIL OCTOBER 16, 2009 TO COMPLY OR \$100.00 PER DAY FINE. ASSESSED \$150.00 IN ADM COSTS. RETURN TO NOVEMBER 9, 2009 HEARING.

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3.6	<b>CASE 2009-343</b>	OWNER(S): DIAZ, JOSE F ADDRESS: 18530 SW 55 STREET FOLIO: 5039 36 03 0070 VIOLATION(S):  1). PROPERTY AND/OR SWALE ARE OVERGROWN. 2). POOL NOT MAINTAINED AND NO POOL SAFETY BARRIER.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: AUGUST 19, 2009.  GIVEN UNTIL OCTOBER 16, 2009 TO COMPLY OR \$150.00 PER DAY FINE. ASSESSED \$150.00 IN ADM COSTS. GIVEN AUTHORITY TO ABATE VIOLATION. RETURN TO NOVEMBER 9, 2009 HEARING.
3.7	<b>CASE 2009-352 (REPEAT VIOLATION)</b>	OWNER(S): WILLIAMS, PETER ADDRESS: 17430 SW 63 MANOR FOLIO: 5140 06 01 0234 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: AUGUST 28, 2009.  IMPOSE PENALTY AND LIEN OF \$250.00 PER DAY AS OF AUGUST 28, 2009. GIVEN UNTIL OCTOBER 16, 2009 TO COMPLY OR GIVEN AUTHORITY TO ABATE VIOLATION.
3.8	<b>CASE 2009-356</b>	OWNER(S): ARISTIZABAL, JOSE FERNANDO & LILIANA ADDRESS: 6650 SW 189 WAY FOLIO: 5139 01 01 0056 VIOLATION(S):  1). PROPERTY HAS DEBRIS ALONG CANAL BANK.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: SEPTEMBER 16, 2009.  GIVEN UNTIL OCTOBER 21, 2009 TO COMPLY OR \$100.00 PER DAY FINE. ASSESSED \$150.00 IN ADM COSTS. RETURN TO NOVEMBER 9, 2009 HEARING.

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3.9	<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.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: SEPTEMBER 16, 2009.  GIVEN UNTIL OCTOBER 21, 2009 TO COMPLY OR \$100.00 PER DAY FINE. ASSESSED \$150.00 IN ADM COSTS. RETURN TO NOVEMBER 9, 2009 HEARING.
3.10	<b>CASE 2009-389 (REPEAT VIOLATION)</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.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: SEPTEMBER 18, 2009.  IMPOSE PENALTY AND LIEN OF 250.00 PER DAY FROM SEPTEMBER 25, 2009 TO OCTOBER 5, 2009. ASSESSED \$150.00 IN ADMINISTRATIVE COSTS.
3.11	<b>CASE 2009-390</b>	OWNER(S): SEDENO, EDDY & LOURDES ADDRESS: VL E OF 17840 SW 70 PLACE FOLIO: 5140 06 03 0053 VIOLATION(S):  1). PROPERTY IS OVERGROWN.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: SEPTEMBER 18, 2009.  COMPLIED.

**4. CITATIONS**

4.1	<b>CASE 2009c-314</b>	OWNER(S): ENTERPRISE GROUP INC ADDRESS: 14160 LURAY ROAD FOLIO: 5140 03 07 0010 VIOLATION(S): BULK TRASH	<b>STATUS:</b> CITATION ISSUED AUGUST 5, 2009.  \$500.00 FINE DUE.  IMPOSE PENALTY AND LIEN OF \$500.00 PLUS \$150.00 IN ADMINISTRATIVE COSTS.
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<b>4.2</b>	<b>CASE</b> <b>2009c-336</b>	OWNER(S): ENTERPRISE GROUP INC ADDRESS: 14160 LURAY ROAD FOLIO: 5140 03 07 0010 VIOLATION(S): BULK TRASH	<b>STATUS:</b> CITATION ISSUED AUGUST 13, 2009.  \$500.00 FINE DUE.  IMPOSE PENALTY AND LIEN OF \$500.00 PLUS \$150.00 IN ADMINISTRATIVE COSTS.
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**5. LIEN MITIGATION**

<b>5.1</b>	<b>CASE</b>	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	<b>STATUS:</b>
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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 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



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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).