

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  
SEPTEMBER 01, 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 2009-136</b>	OWNER(S): GUERRERO, ZAIRA PAOLA ADDRESS: 14320 MUSTANG TRAIL FOLIO: 5140 03 01 0396 VIOLATION(S):  1). COMMERCIAL VEHICLES EXIST ON PROPERTY. 2). SHIPPING CONTAINERS IN SETBACK. (COMPLIED) 3). WORK W/O PERMITS. (COMPLIED)	<b>STATUS:</b> GIVEN UNTIL AUGUST 25, 2009 TO COMPLY OR \$150.00 PER DAY.  CONTINUED TO OCTOBER 06, 2009 HEARING.
<b>2.2</b>	<b>CASE 2009-161</b>	OWNER(S): RADIGAN, JOSEPH & LINDA ADDRESS: 5731 SW 130 AVENUE FOLIO: 5040 35 01 0050 VIOLATION(S):  1). USE NOT PERMISSIBLE BY CODE (DAYCARE)	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JULY 02, 2009.  COMPLIED
<b>2.3</b>	<b>CASE 2009-167</b>	OWNER(S): BELIARD, FRED MARIE & HERMINE ADDRESS: 5271 SW 136 AVENUE FOLIO: 5040 34 01 0060 VIOLATION(S):  1). SITE DISTANCE TRIANGLE VIOLATION (HEDGE).	<b>STATUS:</b> GIVEN UNTIL AUGUST 21, 2009 TO COMPLY OR \$150.00 PER DAY.  GIVEN UNTIL SEPTEMBER 08, 2009 TO COMPLY OF FINE OF \$150.00 PER DAY.
<b>2.4</b>	<b>CASE 2009-245</b>	OWNER(S): MIRZA, IFTIKHAR ADDRESS: 5440 SW 136 AVENUE FOLIO: 5040 35 01 0037 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN. 2). POOL NOT MAINTAINED	<b>STATUS:</b> GIVEN UNTIL AUGUST 21, 2009 TO COMPLY OR \$150.00 PER DAY FOR VIOLATION #1 AND \$250.00 PER DAY FOR VIOLATION #2.  IMPOSITION OF PENALTY/LIEN. GIVEN AUTHORITY TO ABATE NUISANCE.

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<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 AUGUST 21, 2009 TO COMPLY OR \$150.00 PER DAY.  GIVEN UNTIL SEPTEMBER 18, 2009 TO COMPLY OF FINE OF \$150.00 PER DAY.
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**3. NEW CASES**

<b>3.1</b>	<b>CASE 2009-133</b>	OWNER(S): NEAVES, WILLIAM & PEGGY ADDRESS: 13700 EAST PALOMINO DRIVE FOLIO: 5040 34 01 0023 VIOLATION(S):  1). PROPERTY HAS DEBRIS.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JULY 31, 2009.  GIVEN UNTIL SEPTEMBER 16, 2009 TO COMPLY OR FINE OF \$100.00 PER DAY. ASSESSED ADM COSTS OF \$150.00. RETURN TO OCTOBER 06, 2009 HEARING.
<b>3.2</b>	<b>CASE 2009-284</b>	OWNER(S): NOVICK, MATTHEW & ARLENE ADDRESS: 16900 SW 59 COURT FOLIO: 5040 32 03 0019 VIOLATION(S):  1). ANIMALS NOT PERMITTED (PIG). 2). WORK W/O PERMITS (BARN).	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: AUGUST 04, 2009.  GIVEN UNTIL OCTOBER 31, 2009 TO COMPLY OR FINE OF \$100.00 PER DAY. RETURN TO NOVEMBER 03, 2009 HEARING.
<b>3.3</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> NOTICE OF VIOLATION AND HEARING ISSUED: AUGUST 07, 2009.  GIVEN UNTIL SEPTEMBER 16, 2009 TO COMPLY OR FINE OF \$100.00 PER DAY. ASSESSED ADM COSTS OF \$150.00. RETURN TO OCTOBER 06, 2009 HEARING.

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3.4	<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> NOTICE OF VIOLATION AND HEARING ISSUED: AUGUST 07, 2009.  GIVEN UNTIL SEPTEMBER 16, 2009 TO COMPLY OR FINE OF \$100.00 PER DAY. ASSESSED ADM COSTS OF \$150.00. RETURN TO OCTOBER 06, 2009 HEARING.
3.5	<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> NOTICE OF VIOLATION AND HEARING ISSUED: AUGUST 07, 2009.  GIVEN UNTIL SEPTEMBER 16, 2009 TO COMPLY OR FINE OF \$100.00 PER DAY. ASSESSED ADM COSTS OF \$150.00. RETURN TO OCTOBER 06, 2009 HEARING.
3.6	<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> NOTICE OF VIOLATION AND HEARING ISSUED: AUGUST 07, 2009.  GIVEN UNTIL SEPTEMBER 16, 2009 TO COMPLY OR FINE OF \$100.00 PER DAY. ASSESSED ADM COSTS OF \$150.00. RETURN TO OCTOBER 06, 2009 HEARING.
3.7	<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> NOTICE OF VIOLATION AND HEARING ISSUED: AUGUST 07, 2009.  GIVEN UNTIL SEPTEMBER 16, 2009 TO COMPLY OR FINE OF \$100.00 PER DAY. ASSESSED ADM COSTS OF \$150.00. RETURN TO OCTOBER 06, 2009 HEARING.

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<b>3.8</b>	<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> NOTICE OF VIOLATION AND HEARING ISSUED: AUGUST 07, 2009.  GIVEN UNTIL SEPTEMBER 16, 2009 TO COMPLY OR FINE OF \$100.00 PER DAY. ASSESSED ADM COSTS OF \$150.00. RETURN TO OCTOBER 06, 2009 HEARING.
<b>3.9</b>	<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> NOTICE OF VIOLATION AND HEARING ISSUED: AUGUST 07, 2009.  GIVEN UNTIL SEPTEMBER 16, 2009 TO COMPLY OR FINE OF \$100.00 PER DAY. ASSESSED ADM COSTS OF \$150.00. RETURN TO OCTOBER 06, 2009 HEARING.
<b>3.10</b>	<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> NOTICE OF VIOLATION AND HEARING ISSUED: AUGUST 17, 2009.  GIVEN UNTIL OCTOBER 01, 2009 TO COMPLY OR FINE OF \$150.00 PER DAY. ASSESSED ADM COSTS OF \$150.00. RETURN TO OCTOBER 06, 2009 HEARING.
<b>3.11</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> NOTICE OF VIOLATION AND HEARING ISSUED: AUGUST 07, 2009.  GIVEN UNTIL SEPTEMBER 16, 2009 TO COMPLY OR FINE OF \$100.00 PER DAY. ASSESSED ADM COSTS OF \$150.00. RETURN TO OCTOBER 06, 2009 HEARING.

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<b>3.12</b>	<b>CASE 2009-303</b>	OWNER(S): RODRIGUEZ, ML & RR % LALINE CONCEPCION VELOSO ESQ ADDRESS: 20210 SW 50 PLACE FOLIO: 5039 35 03 0770 VIOLATION(S):  1). PROPERTY AND/OR SWALE ARE OVERGROWN. 2). PROPERTY W/O PROPER POOL ENCLOSURE	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: AUGUST 11, 2009.  COMPLIED
<b>3.13</b>	<b>CASE 2009-309</b>  (REPEAT VIOLATION PRIOR CASE 2008-144)	OWNER(S): COHEN, MITCHELL AND JO ANN ADDRESS: 18000 SW 66 STREET FOLIO: 5140 06 03 0010  VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: JUNE 24, 2009.  COMPLIED
<b>3.14</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> NOTICE OF VIOLATION AND HEARING ISSUED: AUGUST 06, 2009.  GIVEN UNTIL SEPTEMBER 16, 2009 TO COMPLY OR FINE OF \$100.00 PER DAY. ASSESSED ADM COSTS OF \$150.00. RETURN TO OCTOBER 06, 2009 HEARING.
<b>3.15</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> NOTICE OF VIOLATION AND HEARING ISSUED: AUGUST 06, 2009.  GIVEN UNTIL SEPTEMBER 16, 2009 TO COMPLY OR FINE OF \$100.00 PER DAY. ASSESSED ADM COSTS OF \$150.00. RETURN TO OCTOBER 06, 2009 HEARING.

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3.16	<b>CASE 2009-325</b>	OWNER(S): HERNANDEZ, MARTHA I LIMA ADDRESS: VL S OF 7111 SW 182 AVENUE FOLIO: 5140 06 03 0046 VIOLATION(S):  1). PROPERTY AND/OR SWALE ARE OVERGROWN.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: AUGUST 07, 2009.  GIVEN UNTIL SEPTEMBER 16, 2009 TO COMPLY OR FINE OF \$100.00 PER DAY. ASSESSED ADM COSTS OF \$150.00. RETURN TO OCTOBER 06, 2009 HEARING.
3.17	<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 06, 2009 HEARING.
3.18	<b>CASE 2009-330</b>	OWNER(S): DILLARD, TRAMAR L ADDRESS: 14401 SUNSET LANE FOLIO: 5140 03 01 0053 VIOLATION(S):  1). FILLING/GRADING W/O APPROVAL AND PERMITS.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: AUGUST 10, 2009.  COMPLIED
3.19	<b>CASE 2009-339</b>	OWNER(S): ALESSANDRINI, CELIA ADDRESS: VL W OF 17681 SW 54 ST FOLIO: 5040 31 01 0028 VIOLATION(S):  1). PROPERTY AND/OR SWALE ARE OVERGROWN.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: AUGUST 18, 2009.  COMPLIED

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**4. CITATIONS**

<b>4.1</b>	<b>CASE 2009c-178</b>	OWNER(S): MONTGOMERY, DAVID A ½ INT MONTGOMERY, LORIN S ADDRESS: 17701 SW 65 COURT FOLIO: 5140 06 01 0191 VIOLATION(S): BULK TRASH	<b>STATUS:</b> CITATION ISSUED MAY 29, 2009.  \$500.00 FINE DUE.  CONTINUED TO AUGUST 11, 2009 HEARING.  CONTINUED TO SEPTEMBER 01, 2009 HEARING.  \$500 FINE IMPOSED. TOTAL DUE - \$500.00.
<b>4.2</b>	<b>CASE 2009c-315</b>	OWNER(S): FAHIMIPOUR, MEHRDAD & COTY ADDRESS: VL NW CRNR 127 AVE/STIRLING RD FOLIO: 5040 35 13 0020 VIOLATION(S): BULK TRASH	<b>STATUS:</b> CITATION ISSUED AUGUST 05, 2009.  \$500 FINE IMPOSED PLUS \$150.00 IN ADM COSTS.  TOTAL DUE - \$650.00.
<b>4.3</b>	<b>CASE 2009c-322</b>	OWNER(S): TRACZ, MICHAEL & MARGARET ADDRESS: 5801 SW 198 TERR FOLIO: 5039 35 08 0320 VIOLATION(S): BULK TRASH	<b>STATUS:</b> CITATION ISSUED AUGUST 06, 2009.  <i>HEARING REQUESTED</i>  \$250 FINE IMPOSED PLUS \$75.00 IN ADM COSTS.  TOTAL DUE - \$325.00.

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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 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).