

Town of Southwest Ranches  
Code Compliance Division  
13400 Griffin Road  
Southwest Ranches, FL 33330  
Phone (954) 434-0008  
Fax (954) 434-1490

**SPECIAL MAGISTRATE HEARING  
JULY 7, 2015  
9:00 A.M.**

**1. CALL SESSION TO ORDER**

**2. NON-COMPLIANCE CASE(S) & IMPOSITION OF PENALTY/LIEN**

<b>2.1</b>	<b>CASE 2009 - 423</b>	OWNER(S): SOUTH FLORIDA HINDU TEMPLE INC ADDRESS: 13010 GRIFFIN ROAD FOLIO: 5040 26 06 0010 VIOLATION(S):  1). PARKING OF VEHICLES ON THE RIGHT OF WAY NO PERMIT	<b>STATUS:</b> CONTINUED FROM 06/02/15 TO 07/07/15
<b>2.2</b>	<b>CASE 2015 - 018</b>	OWNER(S): MARIA EUGENIA GONZALEZ ADDRESS: 18901 SW 50 STREET FOLIO: 5039 36 10 0070 VIOLATION(S):  1). CERTIFICATE OF USE REQUIRED FOR NURSERY OPERATION 2). UNLAWFUL PARKING ON VACANT LOT NOT DESIGNATED AND MAINTAINED IN COMPLIANCE WITH THE CODE 3). ALL VEHICLES ON THE PROPERTY MUST BE REGISTERED TO THE PROPERTY AND HAVE CURRENT TAG AND REGISTRATION	<b>STATUS:</b> GIVEN UNTIL JUNE 4, 2015 FOR CORRECTION.  <b>CORRECTION PRIOR TO THE HEARING</b>
<b>2.3</b>	<b>CASE 2015 - 068</b>	OWNER(S): SOUTHWEST RANCHES INVESTMENTS LLC ADDRESS: 6021 SW 185 WAY FOLIO: 5139 01 01 0057 VIOLATION(S):  1). OVERGROWN GRASS ON THE RIGHT OF WAY	<b>STATUS:</b> GIVEN UNTIL JULY 6, 2015 FOR CORRECTION.  <b>IN VIOLATION SINCE 03/09/15</b>

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**3. REPEAT VIOLATIONS**

<b>3.1</b>	<b>CASE 2014 – 343</b>	OWNER(S): ZHENG, HONG LIANG ZHENG YI ADDRESS: 4610 SW 178 AVE FOLIO: 5040 30 09 0010 VIOLATION(S):  1). FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN	<b>STATUS:</b> GIVEN UNTIL JULY 6, 2015 TO CORRECT
<b>3.2</b>	<b>CASE 2014 – 460</b>	OWNER(S): AJZ INVESTMENTS INC ADDRESS: V LOT E OF 18121 SW 50 STREET FOLIO: 5040 30 00 0066 VIOLATION(S):  1). FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN	<b>STATUS:</b> GIVEN UNTIL JULY 6, 2015 TO CORRECT
<b>3.3</b>	<b>CASE 2015 – 069</b>	OWNER(S): ORTIZ, REV LIV TR ADDRESS: 4900 SW 192 TERRACE FOLIO: 5039 36 14 0060 VIOLATION(S):  1). FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN	<b>STATUS:</b> GIVEN UNTIL JULY 6, 2015 TO CORRECT  <b>CORRECTION PRIOR TO THE HEARING DATE</b>

**4. NEW CASES**

<b>4.1</b>	<b>CASE 2015 - 040</b>	OWNER(S): TARAZONA, MARCO AURELIO JR ADDRESS: 5940 SW 198 TERRACE FOLIO: 5039 35 07 0010 VIOLATION(S):  1). WORK DONE WITHOUT A PERMIT (FENCE AND GATES ON THE FRONT OF THE PROPERTY, AND DRIVEWAYS) 2). INSTALLATION OF TREES (PALM TREES) ON THE RIGHT OF WAY WITHOUT A PERMIT	<b>STATUS:</b> GIVEN UNTIL FEBRUARY 15, 2015 FOR CORRECTION.
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<b>4.2</b>	<b>CASE 2015 108</b>	- OWNER(S): PIMENTEL, ALTAGRACIA H/E ADDRESS: 13521 SW 72 STREET FOLIO: 5140 02 01 0313 VIOLATION(S):  1). ALLOWING ANIMALS TO BECOME A NUISANCE	<b>STATUS:</b> GIVEN UNTIL JUNE 28, 2015 FOR CORRECTION.  <b>CORRECTION PRIOR TO THE HEARING</b>
<b>4.3</b>	<b>CASE 2015 109</b>	- OWNER(S): BO HYUN SA INC ADDRESS: 7110 SW 182 WAY FOLIO: 5140 06 03 0066 VIOLATION(S):  1). WORK WITHOUT A PERMIT BEING DONE (CLEARING/GRADING/FILLING)	<b>STATUS:</b> GIVEN UNTIL APRIL 30, 2015 FOR CORRECTION.  <b>CORRECTION PRIOR TO THE HEARING</b>
<b>4.4</b>	<b>CASE 2015 169</b>	- OWNER(S): GOMEZ, MARCOS ADDRESS: V LOT N OF 7120 SW 173 WAY FOLIO: 5140 06 04 0070 VIOLATION(S):  1). FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN	<b>STATUS:</b> GIVEN UNTIL MAY 18, 2015 FOR CORRECTION.
<b>4.5</b>	<b>CASE 2015 244</b>	- OWNER(S): NGUYEN, HOANG LE NGUYEN, HAITHUY VICTORIA ADDRESS: V LOT NW CORNER OF 63 MANOR AND 178 AVE FOLIO: 5140 06 08 0010 VIOLATION(S):  1). FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN	<b>STATUS:</b> GIVEN UNTIL APRIL 30, 2015 FOR CORRECTION.  <b>CORRECTION PRIOR TO THE HEARING</b>
<b>4.6</b>	<b>CASE 2015 246</b>	- OWNER(S): ABDOOLAH, SANDRA ADDRESS: 18151 SW 52 CT FOLIO: 5040 31 01 0097 VIOLATION(S):  1). FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN	<b>STATUS:</b> GIVEN UNTIL JUNE 22, 2015 FOR CORRECTION.

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<b>4.7</b>	<b>CASE 2015 247</b>	- OWNER(S): SIMON, FRANCISCO M & IDOLIA ADDRESS: 5100 SW 178 AVE FOLIO: 5040 31 01 0034 VIOLATION(S):  1). FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN	<b>STATUS:</b> GIVEN UNTIL JUNE 22, 2015 FOR CORRECTION.
<b>4.8</b>	<b>CASE 2015 248</b>	- OWNER(S): MVR INC ADDRESS: 4901 SW 178 AVE FOLIO: 5040 31 01 0174 VIOLATION(S):  1). FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN	<b>STATUS:</b> GIVEN UNTIL JUNE 22, 2015 FOR CORRECTION.
<b>4.9</b>	<b>CASE 2015 250</b>	- OWNER(S): THOMAS, MARJORIE BROWN ADDRESS: V LOT ACROSS 16580 SW 62 ST FOLIO: 5140 05 01 0175 VIOLATION(S):  1). FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN	<b>STATUS:</b> GIVEN UNTIL JUNE 22, 2015 FOR CORRECTION.
<b>4.10</b>	<b>CASE 2015 251</b>	- OWNER(S): LA ILUSION PROP INVESTMENT LLC ADDRESS: V LOT SW CORNER OF 166 AVE AND STIRLING ROAD FOLIO: 5140 05 01 0026 VIOLATION(S):  1). FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN	<b>STATUS:</b> GIVEN UNTIL JUNE 22, 2015 FOR CORRECTION.
<b>4.11</b>	<b>CASE 2015 257</b>	- OWNER(S): NOGUERA, EFRAIN J RODRIGUEZ ADDRESS: 4861 SW 193 LANE FOLIO: 5039 36 06 0050 VIOLATION(S):  1). FAILURE TO MAINTAIN PROPERTY, PROPERTY	<b>STATUS:</b> GIVEN UNTIL JUNE 23, 2015 FOR CORRECTION.

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**5. CITATIONS**

<b>5.1</b>	<b>CASE 2015C - 281</b>	OWNER(S): JACAPA LLC ADDRESS: 14430 SUNSET LANE FOLIO: 5140 03 01 0280 VIOLATION(S):  1). BULK OVER 12 YARDS ALLOWED	<b>STATUS:</b> CIVIL VIOLATION 12853 ISSUED ON 06/22/15  <b>AMOUNT OF \$500.00 DUE TO THE TOWN SOUTHWEST RANCHES</b>
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**6. FORECLOSURE AUTHORIZATIONS**

<b>6.1</b>	<b>CASE 2010C - 524</b>	OWNER(S): HAMES, THOMAS E H/E & TARA EVE ETAL ADDRESS: 4510 SW 133 AVE FOLIO: 5040 26 01 0190 VIOLATION(S):  1). BULK ON A NON PERMITTED DATE	<b>STATUS:</b> NOTICE OF FORECLOSURE ISSUED ON 05/28/15  <b>AMOUNT OF \$500.00 DUE TO THE TOWN OF SOUTHWEST RANCHES</b>
<b>6.2</b>	<b>CASE 2010C - 573</b>	OWNER(S): SALAZAR, SANTIAGO H/E & PAULINA ADDRESS: 6290 SW 188 AVE FOLIO: 5139 01 03 0220 VIOLATION(S):  1). BULK ON A NON PERMITTED DATE	<b>STATUS:</b> NOTICE OF FORECLOSURE ISSUED ON 05/28/15  <b>PAYMENT OF THE LIEN PRIOR TO THE HEARING</b>
<b>6.3</b>	<b>CASE 2010C - 634</b>	OWNER(S): RAGOOBIR, BHEMAUL & VILMA ADDRESS: 4680 SW 172 AVE FOLIO: 5040 29 01 0447 VIOLATION(S):  1). BULK ON A NON PERMITTED DATE	<b>STATUS:</b> NOTICE OF FORECLOSURE ISSUED ON 05/28/15  <b>PAYMENT OF THE LIEN PRIOR TO THE HEARING</b>

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<b>6.4</b>	<b>CASE 2010C - 711</b>	OWNER(S): CHUNG, VICTOR G & MAUREEN O ADDRESS: 19000 SW 61 MANOR FOLIO: 5039 36 10 0710 VIOLATION(S):  1). BULK ON A NON PERMITTED DATE	<b>STATUS:</b> NOTICE OF FORECLOSURE ISSUED ON 05/28/15  <b>AMOUNT OF \$500.00 DUE TO  THE TOWN OF SOUTHWEST  RANCHES</b>
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**7. LIEN MITIGATION REQUESTS**

<b>7.1</b>	<b>CASE 2014 - 506</b>	OWNER(S): BANK OF NEW YORK ADDRESS: 4831 SW 201 TERRACE FOLIO: 5039 35 05 0310 VIOLATION(S):  1). OVERGROWN PROPERTY	<b>STATUS:</b> REQUEST FOR MITIGATION OF THE TOTAL LIEN  <b>AMOUNT OWED TO THE  TOWN OF SOUTHWEST  RANCHES IS \$36,250.00</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).