

Town of Southwest Ranches
Code Compliance Division
6589 S.W. 160th Avenue
Southwest Ranches, FL 33331
Phone (954) 434-0008
Fax (954) 434-1490

SPECIAL MAGISTRATE HEARING
OCTOBER 4, 2011
9:00 A.M.

1. CALL SESSION TO ORDER

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

2.1	CASE 2011-107	OWNER(S): LAING, RONALD & CAROLYN R LAING & C LAING REV FAM TR ADDRESS: 17210 SW 58 STREET FOLIO: 5040 31 01 0541 VIOLATION(S): 1). FAILURE TO MAINTAIN FENCE ON W PROPERTY LINE. (DISMISSED) 2). POOL MUST HAVE 4' HIGH FENCE WITH SELF- LATCHING AND SELF LOCKING GATES.	STATUS: NOTICE OF HEARING ISSUED MARCH 30, 2011. GIVEN UNTIL AUGUST 1, 2011 TO COMPLY OR A FINE OF \$100.00 PER DAY. GIVEN UNTIL OCTOBER 1, 2011 TO COMPLY OR A FINE OF \$100.00 PER DAY.
2.2	CASE 2011-285	OWNER(S): MARTIN, DARIENS & LARITZA ADDRESS: 5720 SW 166 AVENUE FOLIO: 5040 32 05 0150 VIOLATION(S): 1). VEHICLE STORAGE.	STATUS: NOTICE OF HEARING ISSUED JULY 19, 2011. CONTINUED FROM SEPTEMBER 6, 2011 HEARING. COMPLIED.
2.3	CASE 2011-364	OWNER(S): LIAW, SU JIN ADDRESS: VL W OF 17004 GRIFFIN ROAD FOLIO: 5040 29 01 0443 VIOLATION(S): 1). PROPERTY IS OVERGROWN.	STATUS: GIVEN UNTIL SEPTEMBER 21, 2011 TO COMPLY OR A FINE OF \$100.00 PER DAY. COMPLIED.

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2.4	CASE 2011-396	OWNER(S): CARRILLO, GERMAN ANDRES ADDRESS: VL W OF 5151 SW 136 AVENUE FOLIO: 5040 34 01 0042 VIOLATION(S): 1). PROPERTY HAS JUNK TRASH, DEBRIS.	STATUS: NOTICE OF HEARING ISSUED AUGUST 22, 2011. COMPLIED.
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3. NEW CASES

3.1	CASE 2011-347	OWNER(S): ALVAREZ, GLORIA COLOME ADDRESS: 6230 SW 188 AVENUE FOLIO: 5139 01 03 0200 VIOLATION(S): 1). WORK WITHOUT PERMIT. 2). BUILT IN SETBACK. 3). CLEARING/FILL/GRADING WITHOUT PERMIT. 4). LANDSCAPING NOT MAINTAINED.	STATUS: NOTICE OF HEARING ISSUED SEPTEMBER 8, 2011. WITHDRAWN.
3.2	CASE 2011-363	OWNER(S): XIDIS, PENELOPE ADDRESS: 5630 SW 185 WAY FOLIO: 5039 36 01 0054 VIOLATION(S): 1). WORK WITHOUT PERMIT.	STATUS: NOTICE OF HEARING ISSUED SEPTEMBER 14, 2011.
3.3	CASE 2011-366	OWNER(S): CACCAVALE, JESSICA J ADDRESS: 17620 SW 65 COURT FOLIO: 5140 06 01 0201 VIOLATION(S): 1). WORK WITHOUT PERMIT. 2). FILLING/CLEARING/GRADING WITHOUT PERMIT. 3). WORK WITHOUT PERMIT (CANAL BANK).	STATUS: NOTICE OF HEARING ISSUED JULY 13, 2011. CONTINUED FROM SEPTEMBER 6, 2011 HEARING.

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3.4	CASE 2011-375	OWNER(S): RODRIGUEZ, MIGUEL & JOSEPHINE ADDRESS: 5030 SW 167 AVENUE FOLIO: 5040 32 02 0083 VIOLATION(S): 1). TREES ON RIGHT OF WAY INTERFERING WITH VISIBILITY.	STATUS: NOTICE OF HEARING ISSUED SEPTEMBER 20, 2011. COMPLIED.
3.5	CASE 2011-377	OWNER(S): SHERMAN, MARK & DOLORES ADDRESS: 4900 SW 167 AVENUE FOLIO: 5040 32 02 0089 VIOLATION(S): 1). TREES ON RIGHT OF WAY INTERFERING WITH VISIBILITY.	STATUS: NOTICE OF HEARING ISSUED SEPTEMBER 13, 2011.
3.6	CASE 2011-390	OWNER(S): VAZ, MAURICE & ALINDA ADDRESS: 5890 SW 166 AVENUE FOLIO: 5040 32 05 0110 VIOLATION(S): 1). PROPERTY IS OVERGROWN.	STATUS: NOTICE OF HEARING ISSUED SEPTEMBER 20, 2011.
3.7	CASE 2011-395	OWNER(S): STRINGER, DONALD & MELINDA ADDRESS: 4851 SW 188 AVENUE FOLIO: 5039 25 03 0070 VIOLATION(S): 1). TREES EXCESSIVELY TRIMMED.	STATUS: NOTICE OF HEARING ISSUED SEPTEMBER 9, 2011. COMPLIED.
3.9	CASE 2011-442	OWNER(S): OAKBROOK RANCHES LLC ADDRESS: VL SW CRNR 166 AVE/STIRLING D FOLIO: 5140 05 01 0026 VIOLATION(S): 1). SWALE OVERGROWN.	STATUS: NOTICE OF HEARING ISSUED SEPTEMBER 7, 2011. COMPLIED.

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3.10	CASE 2011-450	OWNER(S): AMEZQUITA, EDGAR ADDRESS: VL N OF 4710 SW 186 AVENUE FOLIO: 5039 25 02 0091 VIOLATION(S): 1). TREES OVERGROWN BLOCKING STOP SIGN.	STATUS: NOTICE OF HEARING ISSUED SEPTEMBER 8, 2011. COMPLIED.
3.11	CASE 2011-458	OWNER(S): GREEN, LUCILLE R ADDRESS: 5221 W SAXON CIRCLE FOLIO: 5040 33 02 0310 VIOLATION(S): 1). PROPERTY IS OVERGROWN.	STATUS: NOTICE OF HEARING ISSUED SEPTEMBER 8, 2011.
3.12	CASE 2011-462	OWNER(S): GOMEZ, MARCOS ADDRESS: VL N OF 7120 SW 173 WAY FOLIO: 5140 06 04 0070 VIOLATION(S): 1). PROPERTY OVERGROWN. 2). DEBRIS ON PROPERTY.	STATUS: NOTICE OF HEARING ISSUED SEPTEMBER 8, 2011. COMPLIED.
3.13	CASE 2011-467	OWNER(S): JONES, THOMAS ADDRESS: VL NW CRNR 178 AVE/63 MANOR FOLIO: 5140 06 08 0010 VIOLATION(S): 1). PROPERTY IS OVERGROWN.	STATUS: NOTICE OF HEARING ISSUED SEPTEMBER 8, 2011.
3.14	CASE 2011-471	OWNER(S): RIVERA, MIGUEL & MERCEDES ADDRESS: 5879 SW 178 AVENUE FOLIO: 5040 31 01 0390 VIOLATION(S): 1). PROPERTY IS OVERGROWN.	STATUS: NOTICE OF HEARING ISSUED SEPTEMBER 8, 2011. COMPLIED.
3.15	CASE 2011-472	OWNER(S): BUTLER, MICHAEL ADDRESS: VL E OF 18301 SW 57 STREET FOLIO: 5040 31 01 0464 VIOLATION(S): 1). PROPERTY IS OVERGROWN.	STATUS: NOTICE OF HEARING ISSUED SEPTEMBER 8, 2011. COMPLIED.

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3.16	CASE 2011-478	OWNER(S): MESTRE, MARIA ADDRESS: 5176 SW 145 AVENUE FOLIO: 5040 34 01 0360 VIOLATION(S): 1). REAR PROPERTY IS OVERGROWN.	STATUS: NOTICE OF HEARING ISSUED SEPTEMBER 12, 2011.
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4. CITATIONS

4.1	CASE 2011C- 295	OWNER(S): FAHIMIPOUR, MEHRDAD & COTY ADDRESS: VL NW CRNR OF SW 127 AVE/STIRLING FOLIO: 5040 35 13 0020 VIOLATION(S): 1). BULK TRASH	STATUS: CITATION ISSUED JUNE 1, 2011. ASSESSED FINE OF \$500.00 PLUS \$150.00 IN ADM COSTS. TOTAL DUE = \$650.00. <i>REHEARING REQUESTED</i>
4.2	CASE 2010C- 596	OWNER(S): SCHROEDER, EUGENE & ELIZABETH ADDRESS: 15921 SW 53 COURT FOLIO: 5040 33 01 0127 VIOLATION(S): 1). BULK TRASH.	STATUS: CITATION ISSUED AUGUST 8, 2011. PAID.
4.3	CASE 2011C- 426	OWNER(S): CHINESE AMERICAN BENEVOLENT ASSOCIATION % FRANKLIN TSE ADDRESS: 14195 OLD SHERIDAN STREET FOLIO: 5140 03 05 0010 VIOLATION(S): 1). BULK TRASH	STATUS: CITATION ISSUED SEPTEMBER 13, 2011.

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5. FORECLOSURE AUTHORIZATION

5.1	CASE 2010-441	OWNER(S): CARRILLO, GERMAN ANDRES ADDRESS: VL E OF 5209 SW 136 AVENUE FOLIO: 5040 34 01 0042 VIOLATION(S): 1). WORK WITHOUT PERMIT (BARN).	STATUS: DAILY LIEN AND FINE OF \$100.00 PER DAY AS OF NOVEMBER 4, 2010.
5.2	CASE 07-1001	OWNER(S): BANK OF AMERICA (ULLAH, RAFAT) ADDRESS: VL E OF 17001 SW 63 MANOR FOLIO: 5140 05 19 0050 VIOLATION(S): 1). DUTY TO MAINTAIN PROPERTY.	STATUS: DAILY LIEN AND FINE OF \$100.00 PER DAY FROM JULY 17, 2007 TO March 29, 2001 = 1351 days x \$100.0 = \$135,100.00.
5.3	CASE 2011-036	OWNER(S): BANK OF AMERICA ADDRESS: VL E OF 17001 SW 63 MANOR FOLIO: 5140 05 19 0050 VIOLATION(S): 1). DUTY TO MAINTAIN PROPERTY & JUNK TRASH, DEBRIS.	STATUS: DAILY LIEN AND FINE OF \$100.00 PER DAY FROM MARCH 16, 2011 TO APRIL 4, 2011 = 19 DAYS X \$100.00 PLUS \$150.00 IN ADM COSTS = \$2,050.00

6. BSO COMMERCIAL MOTOR VEHICLE CITATIONS

6.1	CASE BSO SW	OWNER(S): ADDRESS: FOLIO: VIOLATION(S): COMMERCIAL MOTOR VEHICLE CITATION	STATUS:
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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).