

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
NOVEMBER 5, 2013
9:00 A.M.**

1. CALL SESSION TO ORDER

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

2.1	CASE 2013 – 293	OWNER(S): EVANS FINANCIAL SERVICES LTD ADDRESS: 5591 SW 130 AVE FOLIO: 5040 35 01 0030 VIOLATION(S): 1). CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	STATUS: GIVEN UNTIL OCTOBER 10, 2013 TO CORRECT OR A FINE OF \$200.00 PER DAY
2.2	CASE 2013 – 329	OWNER(S): JPMORGAN CHASE BANK ADDRESS: V LOT W OF 17420 SW 48 STREET FOLIO: 5040 31 01 0130 VIOLATION(S): 1), FAILURE TO MAINTAIN PROPERTY, GRASS IS OVERGROWN ALL AREAS OF THE PROPERTY.	STATUS: GIVEN UNTIL OCTOBER 8, 2013 TO CORRECT OR A FINE OF \$250.00 PER DAY
2.3	CASE 2013 - 330	OWNER(S): ALONSO, RICARDO LAZARO H/E ALONSO, ELIZABETH LEE H/E ETAL ADDRESS: 17791 SW 46 STREET FOLIO: 5040 30 00 0240 VIOLATION(S): 1). CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMIT	STATUS: GIVEN UNTIL AUGUST 17, 2013 TO CORRECT COMPLIED PRIOR TO HEARING
2.4	CASE 2013 – 333	OWNER(S): PRESINAL, FRANCISCO A ROMAN, JOSEPHINE ADDRESS: 5801 SW 195 TERRACE FOLIO: 5039 36 07 0240 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY, GRASS IS OVERGROWN ALL AREAS OF THE PROPERTY.	STATUS: GIVEN UNTIL OCTOBER 8, 2013 TO CORRECT OR A FINE OF \$250.00 PER DAY COMPLIED PRIOR TO HEARING

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3. NEW CASES

3.1	CASE 2013 - 345	OWNER(S): CAMACHO, DAVID SAFADY, MELINA ADDRESS: V LOT E OF 17901 SW 66 STREET FOLIO: 5140 06 02 0030 VIOLATION(S): 1).FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN ON RIGHT-OF-WAY	STATUS: GIVEN UNTIL AUGUST 23, 2013 TO CORRECT
3.2	CASE 2013 – 357	OWNER(S): MONNOT, FREDERIC ADDRESS: 6451 SW 136 LANE FOLIO: 6451 SW 136 AVE VIOLATION(S): 1).FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN ON RIGHT-OF-WAY	STATUS: GIVEN UNTIL AUGUST 25, 2013 TO CORRECT
3.3	CASE 2013 – 381	OWNER(S): GARVEY, FRANCIS W ADDRESS: 5341 SW 188 AVE FOLIO: 5039 36 02 0010 VIOLATION(S): 1).FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN ON RIGHT-OF-WAY	STATUS: GIVEN UNTIL SEPTEMBER 15, 2013 TO CORRECT COMPLIED PRIOR TO HEARING

4. CITATIONS

4.1	CASE 2013 - 409	OWNER(S): MASHOMAR, SHADI, SHOMAR JOSEPH ADDRESS: V LOT E OF 18233 SW 48 STREET FOLIO: 5040 30 00 0020 VIOLATION(S): 1). BULK OUT ON A NON PERMITTED DATE PER CODE	STATUS: CITATION 12782 ISSUED ON 09/12/13 FINE OF \$500.00 DUE
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4.2	CASE 2013C - 437	OWNER(S): SOUTHWEST RANCHES INVESTMENTS ADDRESS: 6021 SW 185 WAY FOLIO: 5139 01 01 0087 VIOLATIO(S): 1). GRASS ON THE RIGHT OF WAY IS OVERGROWN.	STATUS: CITATION 12783 ISSUED ON 10/03/13 FINE OF \$250.00 DUE
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5. FORECLOSURE AUTHORIZATION

5.1	CASE 2008 -254	OWNER(S): CID, ALEXANDER & CID, RIGOBERTO ADDRESS: 5401 SW 210 TERRACE FOLIO: 5039 34 06 0010 VIOLATION(S): 1). COMMERCIAL VEHICLES EXIST ON THE PROPERTY 2). USING PROPERTY WITHOUT A CERTIFICATE OF USE 3). PROPERTY HAS JUNK, TRASH, AND DEBRIS. 4). ADDRESS NUMBERS NOT POSTED	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 2, 2013 OUTSTANDING LIEN IN THE AMOUNT OF \$1,750.00
5.2	CASE 2008 - 368	OWNER(S): SALCEDO, JOSE ADDRESS: 5500 SW 136 AVE FOLIO: 5040 35 01 0043 VIOLATION(S): 1). OUTDOOR EVENT WITHOUT APPROVAL/PERMITS 2). BUSINESS OPERATING FROM RESIDENTIAL PROPERTY.	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 2, 2013 OUTSTANDING LIEN IN THE AMOUNT OF \$2,150.00
5.3	CASE 2009 - 074	OWNER(S): R & R DEVELOPER CORP ADDRESS: 5150 SW 124 AVE FOLIO: 5040 35 01 0015 VIOLATION(S): 1). PROPERTY USE WITHOUT A CERTIFICATE OF USE 2). PAINTBALL ACTIVITIES ON SITE NOT PERMITTED BY CODE	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 2, 2013 OUTSTANDING LIEN IN THE AMOUNT OF \$150.00

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5.4	CASE 2009C 190 -	OWNER(S): PASTOR, JOSE CARLOS ADDRESS: 13240 STIRLING ROAD FOLIO: 5140 02 01 0121 VIOLATION(S): 1). BULK OUT ON A NON PERMITTED DATE PER CODE.	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 2, 2013 OUTSTANDING LIEN IN THE AMOUNT OF \$650.00
5.5	CASE 2009C 216 -	OWNER(S): ARIN, ESRA ADDRESS: 12901 STIRLING ROAD FOLIO: 5040 35 01 0132 VIOLATION(S): 1). BULK OUT ON A NON PERMITTED DATE PER CODE.	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 2, 2013 OUTSTANDING LIEN IN THE AMOUNT OF \$650.00
5.6	CASE 2009C 231 -	OWNER(S): PASTOR, JOSE CARLOS ADDRESS: 13240 STIRLING ROAD FOLIO: 5140 02 01 0121 VIOLATION(S): 1). BULK OUT ON A NON PERMITTED DATE PER CODE.	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 2, 2013 OUTSTANDING LIEN IN THE AMOUNT OF \$650.00
5.7	CASE 2009 237 -	OWNER(S): CARRILLO, JUSTO RAMON ADDRESS: 5775 SW 130 AVE FOLIO: 5040 35 09 0020 VIOLATION(S): 1). OUTDOOR EVENT WITHOUT A PERMIT.	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 2, 2013 PAYMENT OF \$250.00 PRIOR TO HEARING
5.8	CASE 2009 - 285	OWNER(S): CAHER ENTERPRISES LLC ADDRESS: V LOT ON 172 AVE AND BELLA DRIVE FOLIO: 5040 32 18 0010 VIOLATION(S): 1). PROPERTY AND/OR SWALE ARE OVERGROWN	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 2, 2013 OUTSTANDING LIEN IN THE AMOUNT OF \$4,350.00

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5.9	CASE 2009 - 286	OWNER(S): CAHER ENTERPRISES LLC ADDRESS: V LOT ON 172 AVE AND BELLA DRIVE FOLIO: 5040 32 18 0020 VIOLATION(S): 1). PROPERTY AND/OR SWALE ARE OVERGROWN	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 2, 2013 OUTSTANDING LIEN IN THE AMOUNT OF \$4,350.00
5.10	CASE 2009 - 287	OWNER(S): CAHER ENTERPRISES LLC ADDRESS: V LOT ON 172 AVE AND BELLA DRIVE FOLIO: 5040 32 18 0030 VIOLATION(S): 1). PROPERTY AND/OR SWALE ARE OVERGROWN	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 2, 2013 OUTSTANDING LIEN IN THE AMOUNT OF \$4,350.00
5.11	CASE 2009 - 288	OWNER(S): CAHER ENTERPRISES LLC ADDRESS: V LOT ON 172 AVE AND BELLA DRIVE FOLIO: 5040 32 18 0040 VIOLATION(S): 1). PROPERTY AND/OR SWALE ARE OVERGROWN	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 2, 2013 OUTSTANDING LIEN IN THE AMOUNT OF \$4,350.00
5.12	CASE 2009 - 289	OWNER(S): CAHER ENTERPRISES LLC ADDRESS: V LOT ON 172 AVE AND BELLA DRIVE FOLIO: 5040 32 18 0050 VIOLATION(S): 1). PROPERTY AND/OR SWALE ARE OVERGROWN	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 2, 2013 OUTSTANDING LIEN IN THE AMOUNT OF \$4,350.00
5.13	CASE 2009 - 290	OWNER(S): CAHER ENTERPRISES LLC ADDRESS: V LOT ON 172 AVE AND BELLA DRIVE FOLIO: 5040 32 18 0080 VIOLATION(S): 1). PROPERTY AND/OR SWALE ARE OVERGROWN	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 2, 2013 OUTSTANDING LIEN IN THE AMOUNT OF \$4,350.00

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5.14	CASE 2009 - 291	OWNER(S): CAHER ENTERPRISES LLC ADDRESS: V LOT ON 172 AVE AND BELLA DRIVE FOLIO: 5040 32 18 0070 VIOLATION(S): 1). PROPERTY AND/OR SWALE ARE OVERGROWN	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 2, 2013 OUTSTANDING LIEN IN THE AMOUNT OF \$4,350.00
5.15	CASE 2009 - 292	OWNER(S): GELLER, LAURA ADDRESS: 12990 SW 52 STREET FOLIO: 5040 26 00 0290 VIOLATION(S): 1). ALLOWING ANIMALS TO COMMIT NUISANCE BY DAMAGING OTHER PROPERTY (RABBIT/CAGE) 2). ALLOWING DOGS TO BE AT LARGE	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 2, 2013 OUTSTANDING LIEN IN THE AMOUNT OF \$150.00
5.16	CASE 2009 - 363	OWNER(S): STADTHAGEN, MICHELE STADTHAGEN, THOMAS ADDRESS: 4730 SW 172 AVE FOLIO: 5040 29 01 0432 VIOLATION(S): 1). POOL NOT MAINTAINED.	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 2, 2013 PAYMENT OF \$150.00 PRIOR TO HEARING
5.17	CASE 2010 - 433	OWNER(S): EUGENE, JEAN GINST EST %SOLITA EUGENE ADDRESS: 5921 SW 196 LANE FOLIO: 5039 36 07 0010 VIOLATION(S): 1). PROPERTY IS OVERGROWN	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 2, 2013 OUTSTANDING LIEN IN THE AMOUNT OF \$2,400.00
5.18	CASE 2009C - 482	OWNER(S): PASTOR, JOSE CARLOS ADDRESS: 13240 STIRLING ROAD FOLIO: 5140 02 01 0121 VIOLATION(S): 1). BULK OUT ON A NON PERMITTED DATE PER CODE.	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 2, 2013 OUTSTANDING LIEN IN THE AMOUNT OF \$650.00

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5.19	CASE 2011 519	-	<p>OWNER(S): NOVOA, ROMAN PEREZ, MELKYS ADDRESS: 5425 SW 190 AVE FOLIO: 5039 36 10 0290 VIOLATION(S):</p> <p>1). UNATHORIZED USE OF RIGH OF WAY/ SWALE WITHOUT PERMITS</p>	<p>STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 2, 2013</p> <p>OUTSTANDING LIEN IN THE AMOUNT OF \$6,900.00</p>
5.20	CASE 2012 - 021		<p>OWNER(S): EUGENE, JEAN GINST EST %SOLITA EUGENE ADDRESS: 5921 SW 196 LANE FOLIO: 5039 36 07 0010 VIOLATION(S):</p> <p>1). PROPERTY IS OVERGROWN</p>	<p>STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 2, 2013</p> <p>OUTSTANDING LIEN IN THE AMOUNT OF \$26,700</p>
5.21	CASE 2012 047	-	<p>OWNER(S): SWRANCHES 17940 LLC ADDRESS: 17490 SW 70 PLACE FOLIO: 5140 06 04 0232 VIOLATION(S):</p> <p>1). POOL FENCE MISSING. POOL MUST HAVE 4' HIGH FENCE WITH SELF-CLOSING, SELF-LATCHING GATES. (CHILD FENCES SHALL NOT BE USED IN LIEU OF THESE REQUIREMENTS).</p>	<p>STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 2, 2013</p> <p>OUTSTANDING LIEN IN THE AMOUNT OF \$61,950.00</p>

6. BSO COMMERCIAL MOTOR VEHICLE CITATIONS

6.1	CASE	<p>OWNER(S): ADDRESS: FOLIO: VIOLATION(S): COMMERCIAL MOTOR VEHICLE CITATION</p>	STATUS:
	BSO SW		

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7. MITIGATION

7.1	CASE 2009 285	- OWNER(S): CAHER ENTERPRISES LLC ADDRESS: V LOT ON 172 AVE AND BELLA DRIVE FOLIO: 5040 32 18 0010 VIOLATION(S): 1). PROPERTY AND/OR SWALE ARE OVERGROWN	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 2, 2013 OUTSTANDING LIEN IN THE AMOUNT OF \$4,350.00
7.2	CASE 2009 286	- OWNER(S): CAHER ENTERPRISES LLC ADDRESS: V LOT ON 172 AVE AND BELLA DRIVE FOLIO: 5040 32 18 0020 VIOLATION(S): 1). PROPERTY AND/OR SWALE ARE OVERGROWN	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 2, 2013 OUTSTANDING LIEN IN THE AMOUNT OF \$4,350.00
7.3	CASE 2009 287	- OWNER(S): CAHER ENTERPRISES LLC ADDRESS: V LOT ON 172 AVE AND BELLA DRIVE FOLIO: 5040 32 18 0030 VIOLATION(S): 1). PROPERTY AND/OR SWALE ARE OVERGROWN	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 2, 2013 OUTSTANDING LIEN IN THE AMOUNT OF \$4,350.00
7.4	CASE 2009 288	- OWNER(S): CAHER ENTERPRISES LLC ADDRESS: V LOT ON 172 AVE AND BELLA DRIVE FOLIO: 5040 32 18 0040 VIOLATION(S): 1). PROPERTY AND/OR SWALE ARE OVERGROWN	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 2, 2013 OUTSTANDING LIEN IN THE AMOUNT OF \$4,350.00
7.5	CASE 2009 289	- OWNER(S): CAHER ENTERPRISES LLC ADDRESS: V LOT ON 172 AVE AND BELLA DRIVE FOLIO: 5040 32 18 0050 VIOLATION(S): 1). PROPERTY AND/OR SWALE ARE OVERGROWN	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 2, 2013 OUTSTANDING LIEN IN THE AMOUNT OF \$4,350.00

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7.6	CASE 2009 290	- OWNER(S): CAHER ENTERPRISES LLC ADDRESS: V LOT ON 172 AVE AND BELLA DRIVE FOLIO: 5040 32 18 0080 VIOLATION(S): 1). PROPERTY AND/OR SWALE ARE OVERGROWN	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 2, 2013 OUTSTANDING LIEN IN THE AMOUNT OF \$4,350.00
7.7	CASE 2009 291	- OWNER(S): CAHER ENTERPRISES LLC ADDRESS: V LOT ON 172 AVE AND BELLA DRIVE FOLIO: 5040 32 18 0070 VIOLATION(S): 1). PROPERTY AND/OR SWALE ARE OVERGROWN	STATUS: NOTICE OF INTENT TO FORECLOSE LIEN ISSUED ON OCTOBER 2, 2013 OUTSTANDING LIEN IN THE AMOUNT OF \$4,350.00

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).