

Town of Southwest Ranches  
Code Compliance Division  
13400 Griffin Road  
Southwest Ranches, FL 33330-2628  
Phone (954) 434-0008  
Fax (954) 434-1490

**SPECIAL MAGISTRATE HEARING  
NOVEMBER 3, 2015  
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 2015 - 050</b>	OWNER(S): DULAM FARMS LLC ADDRESS: V LOT N OF 6701 SW 166 AVE FOLIO: 5140 05 30 0020 VIOLATION(S):  1). CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	<b>STATUS:</b> GIVEN UNTIL NOVEMBER 2, 2015 FOR CORRECTION  <b>CORRECTION PRIOR TO THE HEARING</b>
<b>2.2</b>	<b>CASE 2015 - 051</b>	OWNER(S): DULAMN FARMS LLC ADDRESS: V LOT S OF 16600 SW 64 STREET FOLIO: 5140 05 30 0150 VIOLATION(S):  1). CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	<b>STATUS:</b> GIVEN UNTIL NOVEMBER 2, 2015 FOR CORRECTION  <b>CORRECTION PRIOR TO THE HEARING</b>
<b>2.3</b>	<b>CASE 2015 - 212</b>	OWNER(S): REGO, ALFREDO, REGO, MOLLY ADDRESS: 17900 SW 63 MANOR FOLIO: 5140 06 08 0030 VIOLATION(S):  1). CLEARING/GRADING/FILLING DONE WITHOUT APPROVAL AND PERMITS	<b>STATUS:</b> GIVEN UNTIL NOVEMBER 2, 2015 FOR CORRECTION  <b>AMENDED ORDER TO COMPLY BY NOVEMBER 30, 2015. TO APPEAR AT THE DECEMBER 1, 2015</b>
<b>2.4</b>	<b>CASE 2015 - 226</b>	OWNER(S): VICTOR HUGO PADILLA RIVAS ADDRESS: 14101 LURAY ROAD FOLIO: 5140 03 01 0190 VIOLATION(S):  1). WORK WITHOUT A PERMIT, TEMPORARY TRAILER CONVERTED INTO A PERMANENT STRUCTURE WITHOUT A PERMIT	<b>STATUS:</b> GIVEN UNTIL NOVEMBER 2, 2015 FOR CORRECTION AS PER OCTOBER 6, 2015 ORDER  <b>IMPOSITION OF VIOLATION IN THE AMOUNT OF \$150.00 PER DAY SINCE NOVEMBER 2, 2015</b>

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2.5	<b>CASE 2015 - 274</b>	OWNER(S): KAREN CANGELOSI ADDRESS: 7150 SW 178 AVE FOLIO: 5140 06 04 0030 VIOLATION(S):  1). CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	<b>STATUS:</b> GIVEN UNTIL OCTOBER 5, 2015 FOR CORRECTION AS PER SEPTEMBER 1, 2015 ORDER  <b>ORDER AMENDED TO REFLECT MEETING ON TUESDAY NOVEMBER 10, 2015 BETWEEN PARTIES</b>
2.6	<b>CASE 2015 - 277</b>	OWNER(S): LAAROUSSI, IMADEDINE & RAQUEL ADDRESS: 19000 SW 56 STREET FOLIO: 5039 36 10 0420 VIOLATION(S):  1). OPERATING A BUSINESS WITHOUT A CERTIFICATE OF USE 2). WORK WITHOUT A PERMIT TO WIT: STRUCTURES BUILT WITHOUT A PERMIT	<b>STATUS:</b> GIVEN UNTIL NOVEMBER 2, 2015 TO CORRECT  <b>CORRECTION PRIOR TO THE HEARING</b>
2.7	<b>CASE 2015 - 280</b>	OWNER(S): ZORMA BROWARD PF 23 ADDRESS: 5775 SW 130 AVE FOLIO: 5040 35 09 0010 VIOLATION(S):  1). WORK WITHOUT A PERMIT TO WIT: STRUCTURES BUILT WITHOUT A PERMIT	<b>STATUS:</b> GIVEN UNTIL NOVEMBER 2, 2015 TO CORRECT AS PER OCTOBER 6, 2015 ORDER  <b>AMENDED ORDER TO COMPLY BY NOVEMBER 30, 2015. TO APPEAR AT THE DECEMBER 1, 2015</b>
2.8	<b>CASE 2015 - 281</b>	OWNER(S): JOHN GARCIA ADDRESS: 5775 SW 130 AVE FOLIO: 5040 35 09 0020 VIOLATION(S):  1). WORK WITHOUT A PERMIT TO WIT: STRUCTURES BUILT WITHOUT A PERMIT	<b>STATUS:</b> GIVEN UNTIL NOVEMBER 2, 2015 TO CORRECT AS PER OCTOBER 6, 2015 ORDER  <b>AMENDED ORDER TO COMPLY BY NOVEMBER 30, 2015. TO APPEAR AT THE DECEMBER 1, 2015</b>

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<b>2.9</b>	<b>CASE 2015 - 405</b>	OWNER(S): NAGANPOOLIL, MARY-SHAILA ADDRESS: V LOT W OF 19000 SW 61 MANOR FOLIO: 5039 36 10 0720 VIOLATION(S):  1). CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	<b>STATUS:</b> GIVEN UNTIL NOVEMBER 2, 2015 TO CORRECT AS PER OCTOBER 6, 2015 ORDER  <b>CORRECTION PRIOR TO THE HEARING</b>
<b>2.10</b>	<b>CASE 2015 - 432</b>	OWNER(S): LARSEN, HANS HENNING ADDRESS: 6820 APPALOOSA TRAIL FOLIO: 5140 02 01 0261 VIOLATION(S):  1). FAILRE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN	<b>STATUS:</b> FINAL ORDER ISSUED ON OCTOBER 6, 2015 TO COMPLY BY OCTOBER 16, 2015 OR A FINE OF \$250.00 PER DAY.  <b>IMPOSITION OF PENALTY OF \$250.00 PER DAY SINCE OCTOBER 16, 2015 AND UNTIL CORRECTED. ORDER AUTHORIZATION TO ABATE IF DESIRED.</b>

**3. REPEAT VIOLATIONS**

<b>3.1</b>	<b>CASE 2014 - 097</b>	OWNER(S): CAIRVIEW HOMES INC ADDRESS: 13601 BELLA RANCH LANE FOLIO: 5040 34 06 0011 VIOLATION(S):  1). FAILURE TO MAINTAIN PROPERTY FROM BEING OVERGROWN	<b>STATUS:</b> NOTICE OF REPEAT VIOLATION HEARING ISSUED ON 09/29/15  <b>IMPOSITION OF PENALTY OF \$250.00 PER DAY SINCE SEPTEMBER 25, 2015 AND UNTIL CORRECTED. ORDER AUTHORIZATION TO ABATE IF DESIRED.</b>
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**4. NEW CASES**

<b>4.1</b>	<b>CASE 2014 438</b>	- OWNER(S): CACCAVALE, JESSICA J ADDRESS: 17620 SW 65 CT FOLIO: 5140 06 01 0201 VIOLATION(S):  1). WORK WITHOUT A PERMIT. CONSTRUCTION OF BUILDING ON SITE	<b>STATUS:</b> NOTICE OF VIOLATION ISSUEND ON JULY 17, 2014  <b>ORDER REQUESTING COURT REPORTERS TRANSCRIPT FOR A DECISION AND FINAL ORDER TO BE CREATED.</b>
<b>4.2</b>	<b>CASE 2015 369</b>	- OWNER(S): RODRIGUEZ, LUIS & RODRIGUEZ, ROSA S ADDRESS: 15600 SW 54 PLACE FOLIO: 5040 33 18 0010 VIOLATION(S):  1). FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON AUGUST 18, 2015 TO COMPLY BY AUGUST 31, 2015  <b>CORRECTION PRIOR TO THE HEARING</b>
<b>4.3</b>	<b>CASE 2015 416</b>	- OWNER(S): WACHTEL, YEHUDA ADDRESS: 5050 SW 178 AVE FOLIO: 5040 31 01 0020 VIOLATION(S):  1). STORAGE OF COMMERCIAL VEHICLES AND EQUIPMENT ON PROPERTY 2). USING PROPERTY AS A STAGING AREA FOR BUSINESS NOT ALLOWED IN ZONING DISTRICT	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON AUGUST 19, 2015 TO COMPLY BY AUGUST 30, 2015  <b>ORDER TO COMPLY IN 30 DAYS OR BY NOVEMBER 30, 2015 OR A FINE OF \$200.00 PER DAY AND \$150.00 ADMINISTRATIVE FEE. TO APPEAR AT THE DECEMBER 1, 2015 HEARING</b>
<b>4.4</b>	<b>CASE 2015 425</b>	- OWNER(S): RANCHO HOLDINGS LLC ADDRESS: V LOT W OF 12850 LURAY ROAD FOLIO: 5140 02 01 0301 VIOLATION(S):  1). FAILURE TO MAINTAIN PROPERTY, PROPERTY	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON AUGUST 20, 2015 TO COMPLY BY SEPTEMBER 1, 2015  <b>ADMITTED VIOLATION</b>

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		IS OVERGROWN	<b>ORDER TO COMPLY BY NOVEMBER 30, 2015 OR A FINE OF \$100.00 PER DAY AND NO ADMINISTRATIVE FEE. TO APPEAR AT THE DECEMBER 1, 2015 HEARING IF NOT IN COMPLIANCE</b>
<b>4.5</b>	<b>CASE 2015 428</b>	<p>OWNER(S): MCGUINN, M &amp; ELIZABETH K  ADDRESS: 14600 SUNSET LANE  FOLIO: 5140 03 01 0037  VIOLATION(S):</p> <p>1). FAILURE TO MAINTAIN PROPERTY, TREES IN THE FRONT OF THE PROPERTY RESULTING ON A NUISANCE BLOCKING THE WATERWAY</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON AUGUST 20, 2015 TO COMPLY BY SEPTEMBER 4, 2015</p> <p><b>CORRECTION PRIOR TO THE HEARING</b></p>
<b>4.6</b>	<b>CASE 2015 434</b>	<p>OWNER(S): RANCHO HOLDINGS LLC  ADDRESS: V LOT E OF 12850 LURAY ROAD  FOLIO: 5140 02 01 0281  VIOLATION(S):</p> <p>1). FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON AUGUST 25, 2015 TO COMPLY BY SEPTEMBER 7, 2015</p> <p><b>ADMITTED VIOLATION, ORDER TO COMPLY BY NOVEMBER 30, 2015 OR A FINE OF \$100.00 PER DAY AND NO ADMINISTRATIVE FEE. TO APPEAR AT THE DECEMBER 1, 2015 HEARING IF NOT IN COMPLIANCE</b></p>
<b>4.7</b>	<b>CASE 2015 446</b>	<p>OWNER(S): CUSANO, SHERRY H/E CUSANO, JOHN  ADDRESS: 4800 SW 164 TERRACE  FOLIO: 5040 32 05 1200  VIOLATION(S):</p> <p>1). PARKING OF COMMERCIAL VEHICLES ON THE</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON SEPTEMBER 1, 2015 TO COMPLY BY SEPTEMBER 14, 2015</p>

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		PROPERTY BEYOND THE ONE VEHICLE ALLOWED	<b>FOUND IN VIOLATION, GIVEN 10 DAYS OR UNTIL NOVEMBER 13, 2015 OR A FINE OF \$250.00 PER DAY AND AN ADMINISTRATIVE FEE OF \$150.00. TO APPEAR AT THE DECEMBER 1, 2015 HEARING IF NOT IN COMPLIANCE</b>
<b>4.8</b>	<b>CASE 2015 455</b>	<p>OWNER(S): MARKUSCHAMER, ENRIQUE GRAPA  ADDRESS: 14641 SHERIDAN STREET  FOLIO: 5140 03 01 0049  VIOLATION(S):</p> <p>1). CLEARING/GRADIN/FILLING BEING DONE WITHOUT APROVAL AND PERMITS</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON SEPTEMBER 11, 2015 TO COMPLY BY SEPTEMBER 25, 2015</p> <p><b>ADMITTED VIOLATION, GIVEN UNTIL DECEMBER 31, 2015 FOR CORRECTION OR A FINE OF \$100.00 PER DAY. TO APPEAR AT THE JANUARY 5, 2015 IF NOT IN COMPLIANCE. NO ADMINISTRATIVE FEES.</b></p>
<b>4.9</b>	<b>CASE 2015 480</b>	<p>OWNER(S): ORTIZ, REV LIV TR  ADDRESS: 4900 SW 192 TERRACE  FOLIO: 5039 36 14 0060  VIOLATION(S):</p> <p>1). FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON SEPTEMBER 21, 2015 TO COMPLY BY OCTOBER 3, 2015</p> <p><b>CORRECTION PRIOR TO THE HEARING.</b></p>
<b>4.10</b>	<b>CASE 2015 491</b>	<p>OWNER(S): SUNSHINE BROMELIADS NURSERY LLC  ADDRESS: 14741 SHERIDAN STREET  FOLIO: 5140 03 01 0056  VIOLATION(S):</p> <p>1). CLEARING/GRADING/FILLING BEING DONE</p>	<p><b>STATUS:</b>  NOTICE OF VIOLATION ISSUED ON SEPTEMBER 22, 2015 TO COMPLY BY OCTOBER 3, 2015</p> <p><b>ADMITTED VIOLATION,</b></p>

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		WITHOUT APPROVAL AND PERMITS	<b>GIVEN UNTIL DECEMBER 31, 2015 FOR CORRECTION OR A FINE OF \$100.00 PER DAY. TO APPEAR AT THE JANUARY 5, 2015 IF NOT IN COMPLIANCE. NO ADMINISTRATIVE FEES.</b>
<b>4.11</b>	<b>CASE 2015 493</b>	OWNER(S): BERGERON US 27 LLC ADDRESS: V LOT NE CORNER OF US 27 AND STIRLING ROAD FOLIO: 5040 34 01 0570 VIOLATION(S):  1). CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON SEPTEMBER 23, 2015 TO COMPLY BY OCTOBER 5, 2015  <b>CORRECTION PRIOR TO THE HEARING</b>

**5. CITATIONS**

<b>5.1</b>	<b>CASE 2015A 179</b>	OWNER(S): BARBARA BURK & STEVEN BURK ADDRESS: 4780 SW 142 AVE FOLIO: 5140 27 01 0239 VIOLATION(S):  1). FALSE ALARM IN EXCESS OF TWO (2); 3 <sup>RD</sup> FALSE ALARM	<b>STATUS:</b> CIVIL VIOLATION 13063 ISSUED ON 09/14/15  <b>FOUND IN VIOLATION, IMPOSED PENALTY OF \$50.00 AND ADMINISTRATIVE FEE OF \$150.00.</b>
<b>5.2</b>	<b>CASE 2015C 340</b>	OWNER(S): NOEMI ENTERPRISES INC ADDRESS: V LOT S OF 6221 SW 166 AVE FOLIO: 5140 05 01 0162 VIOLATION(S):  1). BULK OUT FOR PICK UP ON A VACANT LOT, NONE ALLOWED BY CODE	<b>STATUS:</b> CIVIL VIOLATION 13023 ISSUED ON 09/25/15  <b>ADMITTED VIOLATION IMPOSED PENALTY OF \$500.00 NO ADMINISTRATIVE FEE</b>

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5.3	<b>CASE 2015A - 371</b>	OWNER(S): PENALVER ALBERTO G & NORA ADDRESS: 4930 SW 193 LANE FOLIO: 5039 36 06 0120 VIOLATION(S):  1). FALSE ALARM IN EXCESS OF TWO (2); 3 <sup>RD</sup> FALSE ALARM	<b>STATUS:</b> CIVIL VIOLATION 13055 ISSUED ON 09/10/15  <b>ADMITTED VIOLATION, CASE DISMISSED BY SPECIAL MAGISTRATE</b>
5.4	<b>CASE 2015A - 371</b>	OWNER(S): PENALVER ALBERTO G & NORA ADDRESS: 4930 SW 193 LANE FOLIO: 5039 36 06 0120 VIOLATION(S):  1). FALSE ALARM IN EXCESS OF TWO (2); 4 <sup>TH</sup> FALSE ALARM	<b>STATUS:</b> CIVIL VIOLATION 13056 ISSUED ON 09/10/15  <b>ADMITTED VIOLATION, CASE DISMISSED BY SPECIAL MAGISTRATE</b>
5.5	<b>CASE 2015A - 371</b>	OWNER(S): PENALVER ALBERTO G & NORA ADDRESS: 4930 SW 193 LANE FOLIO: 5039 36 06 0120 VIOLATION(S):  1). FALSE ALARM IN EXCESS OF TWO (2); 5 <sup>TH</sup> FALSE ALARM	<b>STATUS:</b> CIVIL VIOLATION 13055 ISSUED ON 09/10/15  <b>ADMITTED VIOLATION, IMPOSED PENALTY OF \$250.00 NO ADMINISTRATIVE FEES</b>
5.6	<b>CASE 2015A - 382</b>	OWNER(S): CURTIS JAMES INVERSTMENTS ADDRESS: 6670 DYKES ROAD FOLIO: 5140 04 13 0017 VIOLATION(S):  1). FALSE ALARM IN EXCESS OF TWO (2); 4 <sup>TH</sup> FALSE ALARM	<b>STATUS:</b> CIVIL VIOLATION 13051 ISSUED ON 09/10/15  <b>PAYMENT OF VIOLATION PRIOR TO THE HEARING</b>
5.7	<b>CASE 2015A - 382</b>	OWNER(S): CURTIS JAMES INVERSTMENTS ADDRESS: 6670 DYKES ROAD FOLIO: 5140 04 13 0017 VIOLATION(S):  1). FALSE ALARM IN EXCESS OF TWO (2); 3 <sup>RD</sup>	<b>STATUS:</b> CIVIL VIOLATION 13050 ISSUED ON 09/10/15  <b>PAYMENT OF VIOLATION PRIOR TO THE HEARING</b>



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		FALSE ALARM	
<b>5.8</b>	<b>CASE 2015A 382</b> -	OWNER(S): CURTIS JAMES INVERSTMENTS ADDRESS: 6670 DYKES ROAD FOLIO: 5140 04 13 0017 VIOLATION(S):  1). FALSE ALARM IN EXCESS OF TWO (2); 5 <sup>TH</sup> FALSE ALARM	<b>STATUS:</b> CIVIL VIOLATION 13053 ISSUED ON 09/10/15  <b>PAYMENT OF VIOLATION  PRIOR TO THE HEARING</b>
<b>5.9</b>	<b>CASE 2015A 382</b> -	OWNER(S): CURTIS JAMES INVERSTMENTS ADDRESS: 6670 DYKES ROAD FOLIO: 5140 04 13 0017 VIOLATION(S):  1). FALSE ALARM IN EXCESS OF TWO (2); 6 <sup>TH</sup> FALSE ALARM	<b>STATUS:</b> CIVIL VIOLATION 13052 ISSUED ON 09/10/15  <b>PAYMENT OF VIOLATION  PRIOR TO THE HEARING</b>
<b>5.10</b>	<b>CASE 2015A 382</b> -	OWNER(S): CURTIS JAMES INVERSTMENTS ADDRESS: 6670 DYKES ROAD FOLIO: 5140 04 13 0017 VIOLATION(S):  1). FALSE ALARM IN EXCESS OF TWO (2); 7 <sup>TH</sup> FALSE ALARM	<b>STATUS:</b> CIVIL VIOLATION 13054 ISSUED ON 09/10/15  <b>PAYMENT OF VIOLATION  PRIOR TO THE HEARING</b>
<b>5.11</b>	<b>CASE 2015A 387</b> -	OWNER(S): RANCHES AUTO CARE & TIRE INC ADDRESS: 6500 DYKES ROAD FOLIO: 5140 04 13 0013 VIOLATION(S):  1). FALSE ALARM IN EXCESS OF TWO (2); 3 <sup>RD</sup> FALSE ALARM	<b>STATUS:</b> CIVIL VIOLATION 13058 ISSUED ON 09/10/15  <b>PAYMENT OF VIOLATION  PRIOR TO THE HEARING</b>
<b>5.12</b>	<b>CASE 2015A 387</b> -	OWNER(S): RANCHES AUTO CARE & TIRE INC ADDRESS: 6500 DYKES ROAD FOLIO: 5140 04 13 0013 VIOLATION(S):	<b>STATUS:</b> CIVIL VIOLATION 13059 ISSUED ON 09/10/15  <b>PAYMENT OF VIOLATION</b>

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		1). FALSE ALARM IN EXCESS OF TWO (2); 4 <sup>TH</sup> FALSE ALARM	<b>PRIOR TO THE HEARING</b>
<b>5.13</b>	<b>CASE 2015A - 393</b>	OWNER(S): CODNER, ROXANNE H/E MCLEAN, GILBERT ADDRESS: 15131 WHETSTONE WAY FOLIO: 5040 33 02 0260 VIOLATION(S):  1). FALSE ALARM IN EXCESS OF TWO (2); 3 <sup>RD</sup> FALSE ALARM	<b>STATUS:</b> CIVIL VIOLATION 13060 ISSUED ON 09/11/15  <b>PAYMENT OF VIOLATION PRIOR TO THE HEARING</b>
<b>5.14</b>	<b>CASE 2015A - 393</b>	OWNER(S): CODNER, ROXANNE H/E MCLEAN, GILBERT ADDRESS: 15131 WHETSTONE WAY FOLIO: 5040 33 02 0260 VIOLATION(S):  1). FALSE ALARM IN EXCESS OF TWO (2); 4 <sup>TH</sup> FALSE ALARM	<b>STATUS:</b> CIVIL VIOLATION 13061 ISSUED ON 09/11/15  <b>PAYMENT OF VIOLATION PRIOR TO THE HEARING</b>

**6. FORECLOSURE AUTHORIZATIONS**

<b>6.1</b>	<b>CASE 2009C - 035</b>	OWNER(S): AGUDEL, MARIBEL H/E ADDRESS: 5310 SW 172 AVE FOLIO: 5040 32 02 0067 VIOLATION(S):  1). BULK OUT ON A NON PERMITTED DATE	<b>STATUS:</b> NOTICE OF FORECLOSURE ISSUED ON 09/08/15  <b>FORECLOSURE AUTHORIZATION FOR THE AMOUNT OF \$650.00</b>
<b>6.2</b>	<b>CASE 2009C - 257</b>	OWNER(S): CAPRIO, JOSEPH ADDRESS: 5650 THOROUGHbred LANE FOLIO: 5040 34 03 0090 VIOLATION(S):  1). BULK OUT ON A NON PERMITTED DATE	<b>STATUS:</b> NOTICE OF FORECLOSURE ISSUED ON 09/28/15  <b>PAYMENT OF THE LIEN PRIOR TO THE HEARING</b>

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<b>6.3</b>	<b>CASE 2009C 375</b>	- OWNER(S): VELASQUEZ, JAIME A ADDRESS: 4990 SW 148 AVE FOLIO: 5040 34 01 0633 VIOLATION(S):  1). BULK OUT ON A NON PERMITTED DATE	<b>STATUS:</b> NOTICE OF FORECLOSURE ISSUED ON 09/08/15  <b>PAYMENT OF THE LIEN PRIOR TO THE HEARING</b>
<b>6.4</b>	<b>CASE 2009C 376</b>	- OWNER(S): GARCIA, JEANETTE H/E ADDRESS: 14671 W PALOMINO DRIVE FOLIO: 5040 27 01 0236 VIOLATION(S):  1). BULK OUT ON A NON PERMITTED DATE	<b>STATUS:</b> NOTICE OF FORECLOSURE ISSUED ON 09/08/15  <b>FORECLOSURE ORDER AUTHORIZED FOR THE AMOUNT OF \$650.00</b>
<b>6.5</b>	<b>CASE 2009 441</b>	- OWNER(S): ADILI, MIRYAHYA ADDRESS: 5455 SW 145 AVE FOLIO: 5040 34 01 0571 VIOLATION(S):  1). ASSEMBLY WITHOUT A PERMIT	<b>STATUS:</b> NOTICE OF FORECLOSURE ISSUED ON 09/08/15  <b>FORECLOSURE ORDER AUTHORIZED FOR THE AMOUNT OF \$1,000.00</b>
<b>6.6</b>	<b>CASE 2009C 472</b>	- OWNER(S): ABURTO, JANETTE T ADDRESS: 5031 SW 188 AVE FOLIO: 5039 36 02 0210 VIOLATION(S):  1). BULK OUT ON A NON PERMITTED DATE	<b>STATUS:</b> NOTICE OF FORECLOSURE ISSUED ON 09/08/15  <b>CONTINUED TO DECEMBER 1, 2015 FOR PROPERTY OWNER TO PROVIDE INFORMATION TO THE TOWN</b>
<b>6.7</b>	<b>CASE 2009C 476</b>	- OWNER(S): CANET, JULIA & ORIETA ADDRESS: 7101 SW 182 WAY FOLIO: 5040 06 03 0064 VIOLATION(S):  1). BULK OUT ON A NON PERMITTED DATE	<b>STATUS:</b> NOTICE OF FORECLOSURE ISSUED ON 09/08/15  <b>PAYMENT OF THE LIEN PRIOR TO THE HEARING</b>

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<b>6.8</b>	<b>CASE 2010C 106</b> -	OWNER(S): SHOKRIPOUR, SHERRY A ADDRESS: 5520 SW 166 AVE FOLIO: 5040 32 05 0210 VIOLATION(S):  1). BULK OUT ON A NON PERMITTED DATE	<b>STATUS:</b> NOTICE OF FORECLOSURE ISSUED ON 09/28/15  <b>PAYMENT OF THE LIEN  PRIOR TO THE HEARING</b>

**7. LIEN MITIGATION REQUESTS**

<b>7.1</b>	<b>CASE 2012 480</b> -	OWNER(S): MANTEL, DEBRA ADDRESS: 5720 SW 166 AVE FOLIO: 5040 32 05 0150 VIOLATION(S):  1). FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN AND FULL OF JUNK AND TRASH	<b>STATUS:</b> FORECLOSURE NOTICE ISSUED ON APRIL 7, 2015  ORDER AUTHORIZING FORECLOSURE ON APRIL 7, 2015  IMPOSITION OF PENALTY ON DECEMBER 4, 2012 PAYMENT OF \$20,000.00 ON 09/30/15  LIEN IN THE AMOUNT OF \$45,800.00 DUE TO THE TOWN OF SOUTHWEST RANCHES  REQUEST FOR EXTENSION OF TIME AND PAYMENT PLAN ON THE AMOUNT OF \$45,800.00  <b>EXTENSION OF TIME  GRANTED TO PAY THE  AMOUNT OF \$45,800.00 BY  DECEMBER 31, 2016</b>
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Town of Southwest Ranches  
 Code Compliance Division  
 13400 Griffin Road  
 Southwest Ranches, FL 33330-2628  
 Phone (954) 434-0008  
 Fax (954) 434-1490

**SPECIAL MAGISTRATE HEARING  
 NOVEMBER 3, 2015  
 9:00 A.M.**

**8. DAVIE COMMERCIAL MOTOR VEHICLE CITATIONS**

<b>8.1</b>	<b>CASE</b>	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	<b>STATUS:</b>

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).