

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  
OCTOBER 4, 2011  
9:00 A.M.**

**MINUTES**

**1. CALL SESSION TO ORDER**

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

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

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

<b>3.1</b>	<b>CASE 2011-347</b>	<p>OWNER(S): ALVAREZ, GLORIA COLOME ADDRESS: 6230 SW 188 AVENUE FOLIO: 5139 01 03 0200 VIOLATION(S):</p> <p>1). WORK WITHOUT PERMIT. 2). BUILT IN SETBACK. 3). CLEARING/FILL/GRADING WITHOUT PERMIT. 4). LANDSCAPING NOT MAINTAINED.</p>	<p><b>STATUS:</b> NOTICE OF HEARING ISSUED SEPTEMBER 8, 2011.</p> <p>WITHDRAWN.</p>
<b>3.2</b>	<b>CASE 2011-363</b>	<p>OWNER(S): XIDIS, PENELOPE ADDRESS: 5630 SW 185 WAY FOLIO: 5039 36 01 0054 VIOLATION(S):</p> <p>1). WORK WITHOUT PERMIT.</p>	<p><b>STATUS:</b> NOTICE OF HEARING ISSUED SEPTEMBER 14, 2011.</p> <p>GIVEN UNTIL DECEMBER 3, 2011 TO COMPLY OR \$100.00 PER DAY. NO ADM COSTS. RETURN TO DECEMBER 6, 2011 HEARING.</p>
<b>3.3</b>	<b>CASE 2011-366</b>	<p>OWNER(S): CACCAVALE, JESSICA J ADDRESS: 17620 SW 65 COURT FOLIO: 5140 06 01 0201 VIOLATION(S):</p> <p>1). WORK WITHOUT PERMIT. 2). FILLING/CLEARING/GRADING WITHOUT PERMIT. 3). WORK WITHOUT PERMIT (CANAL BANK).</p>	<p><b>STATUS:</b> NOTICE OF HEARING ISSUED JULY 13, 2011.</p> <p>CONTINUED FROM SEPTEMBER 6, 2011 HEARING.</p> <p>COMPLIED.</p>

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<b>3.4</b>	<b>CASE 2011-375</b>	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.	<b>STATUS:</b> NOTICE OF HEARING ISSUED SEPTEMBER 20, 2011.  <b>COMPLIED.</b>
<b>3.5</b>	<b>CASE 2011-377</b>	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.	<b>STATUS:</b> NOTICE OF HEARING ISSUED SEPTEMBER 13, 2011.  <b>COMPLIED.</b>
<b>3.6</b>	<b>CASE 2011-390</b>	OWNER(S): VAZ, MAURICE & ALINDA ADDRESS: 5890 SW 166 AVENUE FOLIO: 5040 32 05 0110 VIOLATION(S):  1). PROPERTY IS OVERGROWN.	<b>STATUS:</b> NOTICE OF HEARING ISSUED SEPTEMBER 20, 2011.  <b>COMPLIED.</b>
<b>3.7</b>	<b>CASE 2011-395</b>	OWNER(S): STRINGER, DONALD & MELINDA ADDRESS: 4851 SW 188 AVENUE FOLIO: 5039 25 03 0070 VIOLATION(S):  1). TREES EXCESSIVELY TRIMMED.	<b>STATUS:</b> NOTICE OF HEARING ISSUED SEPTEMBER 9, 2011.  <b>COMPLIED.</b>
<b>3.9</b>	<b>CASE 2011-442</b>	OWNER(S): OAKBROOK RANCHES LLC ADDRESS: VL SW CRNR 166 AVE/STIRLING D FOLIO: 5140 05 01 0026 VIOLATION(S):  1). SWALE OVERGROWN.	<b>STATUS:</b> NOTICE OF HEARING ISSUED SEPTEMBER 7, 2011.  <b>COMPLIED.</b>

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3.10	<b>CASE 2011-450</b>	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.	<b>STATUS:</b> NOTICE OF HEARING ISSUED SEPTEMBER 8, 2011.  COMPLIED.
3.11	<b>CASE 2011-458</b>	OWNER(S): GREEN, LUCILLE R ADDRESS: 5221 W SAXON CIRCLE FOLIO: 5040 33 02 0310 VIOLATION(S):  1). PROPERTY IS OVERGROWN.	<b>STATUS:</b> NOTICE OF HEARING ISSUED SEPTEMBER 8, 2011.  GIVEN UNTIL NOVEMBER 3, 2011 TO COMPLY OR \$100.00 PER DAY. ASSESSED \$150.00 IN ADM COSTS. RETURN TO DECEMBER 6, 2011 HEARING.
3.12	<b>CASE 2011-462</b>	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.	<b>STATUS:</b> NOTICE OF HEARING ISSUED SEPTEMBER 8, 2011.  COMPLIED.
3.13	<b>CASE 2011-467</b>	OWNER(S): JONES, THOMAS ADDRESS: VL NW CRNR 178 AVE/63 MANOR FOLIO: 5140 06 08 0010 VIOLATION(S):  1). PROPERTY IS OVERGROWN.	<b>STATUS:</b> NOTICE OF HEARING ISSUED SEPTEMBER 8, 2011.  GIVEN UNTIL NOVEMBER 3, 2011 TO COMPLY OR \$100.00 PER DAY. ASSESSED \$150.00 IN ADM COSTS. RETURN TO DECEMBER 6, 2011 HEARING.
3.14	<b>CASE 2011-471</b>	OWNER(S): RIVERA, MIGUEL & MERCEDES ADDRESS: 5879 SW 178 AVENUE FOLIO: 5040 31 01 0390 VIOLATION(S):  1). PROPERTY IS OVERGROWN.	<b>STATUS:</b> NOTICE OF HEARING ISSUED SEPTEMBER 8, 2011.  COMPLIED.

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<b>3.15</b>	<b>CASE 2011-472</b>	OWNER(S): BUTLER, MICHAEL ADDRESS: VL E OF 18301 SW 57 STREET FOLIO: 5040 31 01 0464 VIOLATION(S):  1). PROPERTY IS OVERGROWN.	<b>STATUS:</b> NOTICE OF HEARING ISSUED SEPTEMBER 8, 2011.  COMPLIED.
<b>3.16</b>	<b>CASE 2011-478</b>	OWNER(S): MESTRE, MARIA ADDRESS: 5176 SW 145 AVENUE FOLIO: 5040 34 01 0360 VIOLATION(S):  1). REAR PROPERTY IS OVERGROWN.	<b>STATUS:</b> NOTICE OF HEARING ISSUED SEPTEMBER 12, 2011.  CONTINUED TO NOVEMBER 1, 2011 HEARING.

**4. CITATIONS**

<b>4.1</b>	<b>CASE 2011C- 295</b>	OWNER(S): FAHIMIPOUR, MEHRDAD & COTY ADDRESS: VL NW CRNR OF SW 127 AVE/STIRLING FOLIO: 5040 35 13 0020 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED JUNE 1, 2011.  ASSESSED FINE OF \$500.00 PLUS \$150.00 IN ADM COSTS.  TOTAL DUE = \$650.00.  <i>REHEARING REQUESTED</i>  CASE DISMISSED.
<b>4.2</b>	<b>CASE 2010C- 596</b>	OWNER(S): SCHROEDER, EUGENE & ELIZABETH ADDRESS: 15921 SW 53 COURT FOLIO: 5040 33 01 0127 VIOLATION(S):  1). BULK TRASH.	<b>STATUS:</b> CITATION ISSUED AUGUST 8, 2011.  PAID.
<b>4.3</b>	<b>CASE 2011C- 426</b>	OWNER(S): CHINESE AMERICAN BENEVOLENT ASSOCIATION % FRANKLIN TSE ADDRESS: 14195 OLD SHERIDAN STREET FOLIO: 5140 03 05 0010 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED SEPTEMBER 13, 2011.  ASSESSED \$500.00 FINE. NO ADM COSTS.

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**5. FORECLOSURE AUTHORIZATION**

<b>5.1</b>	<b>CASE 2010-441</b>	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).	<b>STATUS:</b>  DAILY LIEN AND FINE OF \$100.00 PER DAY AS OF NOVEMBER 4, 2010.  FORECLOSURE AUTHORIZED.
<b>5.2</b>	<b>CASE 07-1001</b>	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.	<b>STATUS:</b>  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.  FORECLOSURE AUTHORIZED.
<b>5.3</b>	<b>CASE 2011-036</b>	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.	<b>STATUS:</b>  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  FORECLOSURE AUTHORIZED.

**6. BSO COMMERCIAL MOTOR VEHICLE CITATIONS**

<b>6.1</b>	<b>CASE  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).