

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  
OCTOBER 17 2016  
9:00 A.M.**

**1. CALL SESSION TO ORDER**

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

<b>2.1</b>	<b>CASE 2016 - 100</b>	OWNER(S): PATRICIA MCLEOD HOOT ADDRESS: 5030 SW 163 AVE FOLIO: 5040 32 01 0038 VIOLATION(S):  1). <b>CODE SECTION 005-080(A)</b> – WORK DONE WITHOUT A PERMIT TO WIT: INSTALLATION OF AN OFFICE TRAILER NO PERMIT	<b>STATUS:</b> AMENDED FINAL ORDER TO COMPLY BY 10/11/16 TO APPEAR AT THE 10/12/16 HEARING FOR IMPOSITION OF PENALTY  <b>NOT IN COMPLIANCE</b>
<b>2.2</b>	<b>CASE 2016 - 169</b>	OWNER(S): LEE T PRINCE, TEECOLA CHINNESSA MODEST PRINCE ADDRESS: 5601 HANCOCK ROAD FOLIO: 5040 34 03 0020 VIOLATION(S):  1). <b>CODE SECTION 005-080(A)</b> – WORK DONE WITHOUT A PERMIT	<b>STATUS:</b> FINAL ORDER ISSUED ON 09/06/16 TO COMPLY BY 10/11/16, APPEAR AT THE 10/12/16 HEARING IF NOT IN COMPLIANCE  <b>NOT IN COMPLIANCE</b>
<b>2.3</b>	<b>CASE 2016 - 187</b>	OWNER(S): SANCHEZ, ROBERTO AND MIRIAM ADDRESS: V LOT S OF 18391 SW 50 STREET FOLIO: 5040 31 01 0321 VIOLATION(S):  1). <b>CODE SECTION 005-080 (A)</b> – WORK WITHOUT A PERMIT – TO WIT: COVERED ROOF INSTALLED WITHOUT A PERMIT ON THE PROPERTY	<b>STATUS:</b> AMENDED ORDER TO COMPLY BY 10/11/16, TO APPEAR AT THE 10/12/16 IMPOSITION HEARING  <b>NOT IN COMPLIANCE</b>
<b>2.4</b>	<b>CASE 2016 - 204</b>	OWNER(S): LEMUS, CARLOS ADDRESS: 4701 SW 199 AVE FOLIO: 5039 35 04 0160 VIOLATION(S):  1). <b>CODE SECTION 005 – 080 (A)</b> – FAILURE TO OBTAIN A PERMIT TO REMOVE TREES	<b>STATUS:</b> FINAL ORDER ISSUED ON 09/06/16 TO COMPLY BY 09/16/16 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY. TO APPEAR AT THE 10/12/16 FOR IMPOSITION OF FINE IF  <b>NOT IN COMPLIANCE</b>

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2.5	<b>CASE 2016 - 238</b>	OWNER(S): SOUTH FLORIDA HINDU TEMPLE INC. ADDRESS: 13010 GRIFFIN ROAD FOLIO: 5040 26 06 0010 VIOLATION(S):  1). <b>CODE SECTION 075-050 (A)</b> – FAILURE TO MAINTAIN LANDSCAPING IN HEALTHY, VIGOROUS AND NEAT APPERANCE	<b>STATUS:</b> FINAL ORDER ISSUED ON 08/02/16 TO COMPLY BY 10/11/16, TO APPEAR AT THE 10/12/16 TO IMPOSE PENALTY  <b>COMPLIED PRIOR TO THE HEARING</b>
2.6	<b>CASE 2016 - 247</b>	OWNER(S): ALONSO, RICARDO LAZARO H/E ADDRESS: 17791 SW 46 STREET FOLIO: 5040 30 00 0240 VIOLATION(S):  1). <b>CODE SECTION 045 – 030 (4)</b> – PARKING OF COMMERCIAL VEHICLES BEYOND WHAT IS ALLOWED. 2). <b>CODE SECTION 045-030 (C)(4)</b> – STAGING OF PRIVATE VEHICLES NOT REGISTERED TO PROPERTY. 3). <b>CODE SECTION 005-120(A)</b> – FAILURE TO OBTAIN CERTIFICATE OF USE TO OPERATE HOME BUSINESS (NURSERY) 4). <b>CODE SECTION 045-030 (D)(4)</b> – STORAGE CONTAINER BEYOND WHAT IS ALLOWED (1).	<b>STATUS:</b> FINAL ORDER TO COMPLY BY 10/06/16 OR A FINE OF \$100.00 PER DAY, TO APPEAR AT THE 10/12/16 HEARING FOR IMPOSITION.  <b>NOT IN COMPLIANCE</b>
2.7	<b>CASE 2016 - 264</b>	OWNER(S): CHRISTOPHER ORGANIC FRUIT FARM ADDRESS: V LOT S OF 5531 DYKES ROAD FOLIO: 5040 32 04 0030 VIOLATION(S):  1). <b>CODE SECTION 020 – 040 (D)</b> – OVERGROWN GROUND COVER ON THE RIGHT OF WAY	<b>STATUS:</b> FINAL ORDER TO COMPLY BY 10/11/16 OR A FINE OF \$100.00 PER DAY, TO APPEAR AT THE 10/12/16 IF NOT IN COMPLIANCE  <b>NOT IN COMPLIANCE</b>
2.8	<b>CASE 2016 - 284</b>	OWNER(S): SANCHEZ, ROBERTO AND MIRIAM ADDRESS: 18391 SW 50 STREET FOLIO: 5040 30 00 0060 VIOLATION(S):	<b>STATUS:</b> AMENDED ORDER TO COMPLY BY 10/11/16, TO APPEAR AT THE 10/12/16 IMPOSITION

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		1). <b>CODE SECTION 005-080 (A)</b> – WORK WITHOUT A PERMIT – TO WIT: COVERED ROOF INSTALLED WITHOUT A PERMIT ON THE PROPERTY	HEARING  <b>NOT IN COMPLIANCE</b>
<b>2.9</b>	<b>CASE 2016 - 308</b>	OWNER(S): ANTHONY PACE ADDRESS: 7100 SW 185 WAY FOLIO: 5139 01 01 0493 VIOLATION(S):  1). <b>CODE SECTION 005-270</b> – FAILURE TO OBTAIN A PERMIT FOR THE INSTALLATION OF TREES ON THE RIGHT OF WAY	<b>STATUS:</b> FINAL ORDER TO COMPLY BY 09/6/16 OR A FINE OF \$250.00 PER DAY, TO APPEAR AT THE 10/12/16 IF NOT IN COMPLIANCE  <b>NOT IN COMPLIANCE</b>
<b>2.10</b>	<b>CASE 2016 - 352</b>	OWNER(S): LAZCANO, MARITZA ADDRESS: 5401 SW 210 TERRACE FOLIO: 5039 34 06 0010 VIOLATION(S):  1). <b>CODE SECTION 020 – 030 AND 020 - 040</b> – FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN IN ALL AREAS	<b>STATUS:</b> FINAL ORDER TO COMPLY BY 09/6/16 OR A FINE OF \$250.00 PER DAY, TO APPEAR AT THE 10/12/16 IF NOT IN COMPLIANCE  <b>NOT IN COMPLIANCE</b>
<b>2.11</b>	<b>CASE 2016 - 353</b>	OWNER(S): GAIS, ANGELO ADDRESS: 5200 SW 210 TERRACE FOLIO: 5039 34 01 0150 VIOLATION(S):  1). <b>CODE SECTION 020 – 030 AND 020 - 040</b> – FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN IN ALL AREAS	<b>STATUS:</b> FINAL ORDER TO COMPLY BY 09/16/16 OR A FINE OF \$250.00 PER DAY, TO APPEAR AT THE 10/12/16 IF NOT IN COMPLIANCE  <b>CORRECTION PRIOR TO THE HEARING</b>
<b>2.12</b>	<b>CASE 2016 - 355</b>	OWNER(S): EDGAR AMEZQUITA ADDRESS: 4700 SW 186 AVE FOLIO: 5039 34 01 0572 VIOLATION(S):	<b>STATUS:</b> FINAL ORDER TO COMPLY BY 09/16/16 OR A FINE OF \$250.00 PER DAY, TO APPEAR

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		1). <b>CODE SECTION 020 – 030 AND 020 - 040</b> – FAILURE TO OBTAIN MAINTAIN PROPERTY, PROPERTY IS OVERGROWN IN ALL AREAS	AT THE 10/12/16 IF NOT IN COMPLIANCE  <b>CORRECTION PRIOR TO  THE HEARING</b>
<b>2.13</b>	<b>CASE  2016 - 433</b>	OWNER(S): CAPITAL ONE %MCCALLA RAYMER LLC ADDRESS: 18951 SW 50 STREET FOLIO: 5039 36 10 0060 VIOLATION(S):  1). <b>CODE SECTION 020 – 040 (A) AND 020 –  040 (D)</b> – FAILURE TO MAINTAIN PROPERTY TO INCLUDE THE RIGHT OF WAY, ALL PROPERTY AREAS ARE OVERGROWN.	<b>STATUS:</b> FINAL ORDER TO COMPLY BY 09/16/16 OR A FINE OF \$250.00 PER DAY, TO APPEAR AT THE 10/12/16 IF NOT IN COMPLIANCE  <b>NOT IN COMPLIANCE</b>

**3. NEW CASES**

<b>3.1</b>	<b>CASE  2016 -  268</b>	OWNER(S): DESOUSA, RAIMUNDO & CYNTHIA ADDRESS: 5050 SW 188 AVE FOLIO: 5039 36 02 0240 VIOLATION(S):  1). <b>CODE CASE 045 – 030(C)(1)</b> - STORAGE OF VEHICLES NOT REGISTERED TO PROPERTY 2). <b>CODE SECTION 045-030(C)(4)</b> – PARKING AND STORAGE OF COMMERCIAL VEHICLES IN EXCESS OF (1) ONE. 3). <b>CODE SECTION 005-270</b> – UNATHORIZED USE OF RIGHT OF WAY TO WIT: PARKING VEHILCES ON RIGHT OF WAY 4). <b>CODE SECTION 005-120</b> – OPERATING A HOME BUSINESS WITHOUT A CERTIFICATE OF USE.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 05/31/16 TO COMPLY BY 06/12/16, NOTICE OF HEARING ISSUED ON 09/08/16  <b>COMPLIED PRIOR TO THE  HEARING DATE</b>
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<b>3.2</b>	<b>CASE 2016 365</b>	- OWNER(S): HAAS, CARLOS RODRIGUEZ, NATALIE ADDRESS: 5010 SW 196 LANE FOLIO: 5039 35 02 0340 VIOLATION(S):  1). <b>CODE SECTION 005-080(A)</b> - WORK WITHOUT A PERMIT	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 07/11/16 TO COMPLY BY 06/23/16, NOTICE OF HEARING ISSUED ON 08/25/16  <b>NOT IN COMPLIANCE</b>
<b>3.3</b>	<b>CASE 2016 383</b>	- OWNER(S): GALVIS LUIS FERNANDO ADDRESS: 5130 SW 168 AVE FOLIO: 5040 32 02 0156 VIOLATION(S):  1). <b>CODE SECTION 005 - 080 (A)</b> - CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	<b>STATUS:</b> NOTICE OF HEARING ISSUED ON 09/07/16, NOTICE OF VIOLATION ISSUED ON 07/14/16 TO COMPLY BY 07/26/16  <b>NOT IN COMPLIANCE</b>
<b>3.4</b>	<b>CASE 2016 384</b>	- OWNER(S): JAUNDO, MAURICE ADDRESS: V LOT ACROSS 15930 SW 56 STREET FOLIO: 5040 33 14 0020 VIOLATION(S):  1). <b>CODE SECTION 020 - 030 AND 020 - 040</b> - FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN IN ALL AREAS TO INCLUDE THE RIGHT OF WAY.	<b>STATUS:</b> NOTICE OF HEARING ISSUED ON 07/27/16, NOTICE OF VIOLATION ISSUED ON 07/11/16 TO COMPLY BY 07/26/16  <b>COMPLIED PRIOR TO HEARING</b>
<b>3.5</b>	<b>CASE 2016 423</b>	- OWNER(S): LINARES, HERNAN LOPEZ, VILMA ADDRESS: 5360 SW 148 AVE FOLIO: 5040 34 01 0592 VIOLATION(S):  1). <b>CODE SECTION 005 - 120 (A)</b> - FAILURE TO OBTAIN CERTIFICATE OF USE	<b>STATUS:</b> NOTICE OF HEARING ISSUED ON 08/22/16, NOTICE OF VIOLATION ISSUED ON 07/28/16 TO COMPLY BY 08/10/16  <b>COMPLIED PRIOR TO HEARING</b>

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3.6	CASE 2016 - 440	OWNER(S): BANK OF AMERICA N/A % MORGAN LEGAL PA ADDRESS: 5741 SW 162 AVE FOLIO: 5040 32 04 0164 VIOLATION(S):  1). <b>CODE SECTION 020-040(D)</b> FAILURE TO MAINTAIN PROPERTY TO WIT: PROPERTY IS OVERGROWN TO INCLUDE THE RIGHT OF WAY 2). <b>CODE SECTION 020 – 030 (A)</b> – FAILURE TO MAINTAIN POOL IN A GOOD OPERATING CONDITION CREATING A NUISANCE.	<b>STATUS:</b> NOTICE OF VIOLATION ISSUED ON 09/1/16 TO COMPLY BY 09/13/16, NOTICE OF HEARING ISSUED ON 09/13/16  <b>NOT IN COMPLIANCE</b>
3.7	CASE 2016 - 446	OWNER(S): WACHTEL, YEHUDA ADDRESS: 5050 SW 178 AVE FOLIO: 5040 31 01 0020 VIOLATION(S):  1). <b>CODE SECTION 020 – 030 (A) AND 020 - 040</b> – FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN TO INCLUDE THE RIGHT OF WAY	<b>STATUS:</b> NOTICE OF HEARING ISSUED ON 08/22/16, NOTICE OF VIOLATION ISSUED ON 08/05/16 TO COMPLY BY 08/18/16  <b>COMPLIED PRIOR TO HEARING</b>
3.8	CASE 2016 - 448	OWNER(S): ZORMA BROWARD PF 23 ADDRESS: 5775 SW 130 AVE FOLIO: 5040 35 09 0010 VIOLATION(S):  1). <b>CODE SECTION 005 – 080 (A)</b> – FAILURE TO OBTAIN A PERMIT FOR LIVING SPACES ON SITE.	<b>STATUS:</b> ORDER OF CONTINUANCE ISSUED ON 09/06/16, TO APPEAR AT THE 10/12/16  <b>NOT IN COMPLIANCE</b>
3.9	CASE 2016 - 461	OWNER(S): MADDEN, JOHN JOSEPH ADDRESS: 5800 SW 130 AVE FOLIO: 5040 35 01 0133 VIOLATION(S):  1). <b>CODE SECTION 005 – 080 (A)</b> – WORK DONE WITHOUT A PERMIT, INSTALLATION OF A TENT ON THE REAR OF THE PROPERTY	<b>STATUS:</b> NOTICE OF HEARING ISSUED ON 09/08/16, NOTICE OF VIOLATION ISSUED ON 08/07/16 TO COMPLY BY 08/29/16  <b>COMPLIED PRIOR TO</b>

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			<b>HEARING</b>
<b>3.10</b>	<b>CASE 2016 475</b>	<p>OWNER(S): FICHER, N C &amp; FICHER, K W H/E  FICHER, D &amp; WHITTAKER-GAIDIS P  ADDRESS: 5310 SW 188 AVE  FOLIO: 5039 25 03 0220  VIOLATION(S):</p> <p>1). <b>CODE SECTION 020-030(A) AND 020-040(D)</b> – CLEARING / GRADING / FILLING BEING DONE WITHOUT APPROVAL AND PERMITS</p>	<p><b>STATUS:</b>  NOTICE OF HEARING ISSUED ON 09/08/16, NOTICE OF VIOLATION ISSUED ON 09/23/16 TO COMPLY BY 09/03/16</p> <p style="text-align: center;"><b>COMPLIED PRIOR TO HEARING</b></p>
<b>3.11</b>	<b>CASE 2016 489</b>	<p>OWNER(S): VILAFRANCA, EDUARDO  ADDRESS: 5310 SW 188 AVE  FOLIO: 5039 36 02 0110  VIOLATION(S):</p> <p>1). <b>CODE SECTION 005-080 (A)</b> – CLEARING / GRADING / FILLING BEING DONE WITHOUT APPROVAL AND PERMITS</p>	<p><b>STATUS:</b>  NOTICE OF HEARING ISSUED ON 09/08/16 NOTICE OF VIOLATION ISSUED ON 08/25/16 TO COMPLY BY 09/06/16</p> <p style="text-align: center;"><b>COMPLIED PRIOR TO HEARING</b></p>
<b>3.12</b>	<b>CASE 2016 502</b>	<p>OWNER(S): FINKEL, NATHAN &amp; JACQUELINE  JACQUILINE S FINKEL (OPRT) ETAL  ADDRESS: 5550 HANCOCK ROAD  FOLIO: 5040 35 02 0340  VIOLATION(S):</p> <p>1). <b>CODE SECTION 035 – 080 (D) (1)</b> – OUTDOOR ASSEMBLY IN RURAL DISTRICT WITHOUT PERMIT TO WIT: PERMIT DENIED.</p>	<p><b>STATUS:</b>  NOTICE OF HEARING ISSUED ON 09/06/16</p> <p style="text-align: center;"><b>NOT IN COMPLIANCE</b></p>
<b>3.13</b>	<b>CASE 2016 503</b>	<p>OWNER(S): ALTERNATE FAMILY HOLDING LLC  ADDRESS: 5050 SW 163 AVE  FOLIO: 5040 32 01 0114  VIOLATION(S):</p> <p>1). <b>CODE SECTION 27-2 (5)</b> – PUBLIC NUISANCE</p>	<p><b>STATUS:</b>  NOTICE OF HEARING ISSUED ON 09/07/166, NOTICE OF VIOLATION ISSUED ON 09/06/16 TO COMPLY BY IMMEDIATELY</p>

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		THAT DRAINS MUNICIPAL SERVICES TO WIT: POLICE RESPONSES	<b>NOT IN COMPLIANCE</b>
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**4. CITATIONS**

<b>4.1</b>	<b>CASE 2016C – 177</b>	OWNER(S): PEREZ, MARLEN ADDRESS: 17700 SW 59 CT FOLIO: 5040 31 01 0572 VIOLATION(S):  <b>CODE SECTION 2006-20</b> – BULK OUT ON A NON PERMITTED DATE	<b>STATUS:</b> CIVIL VIOLATION 13278 ISSUED ON 07/13/16  <b>AMOUNT OF \$500.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.</b>
<b>4.2</b>	<b>CASE 2016A - 193</b>	OWNER(S): PINTAGULA, ERIC & ROBYN ADDRESS: 5300 ASCOT TERRACE FOLIO: 5040 32 16 0010 VIOLATION(S):  <b>CODE SECTION 7-3 (a)</b> – ALARM IN EXCESS OF TWO (2); 3 <sup>RD</sup> FALSE ALARM	<b>STATUS:</b> CIVIL VIOLATION 13286 ISSUED ON 08/16/16  <b>AMOUNT OF \$50.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.</b>  <b>PAYMENT PRIOR TO THE HEARING</b>

**5. FORECLOSURE REQUESTS**

<b>5.1</b>	<b>CASE 2014 – 097</b>	OWNER(S): CLAIRVIEW HOMES INC ADDRESS: 13601 BELLA RANCH LANE FOLIO: 5040 34 06 0011 VIOLATION(S):  1). <b>CODE SECTION 020 – 030 AND 020 – 040</b> FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN ALL AREAS	<b>STATUS:</b> NOTICE OF INTENT TO FORECLOSE ISSUED ON 09/21/16  <b>PAYMENT OF LIEN IN THE AMOUNT OF \$28,650.00 PRIOR TO THE HEARING</b>
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<b>5.2</b>	<b>CASE 2013 010</b> –	OWNER(S): HOYLER, PILAR ADDRESS: 13601 BELLA RANCH LANE FOLIO: 5040 34 06 0011 VIOLATION(S):  1). <b>CODE SECTION 020 – 030 AND 020 – 040</b> FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN ALL AREAS	<b>STATUS:</b> NOTICE OF INTENT TO FORECLOSE ISSUED ON 09/21/16  <b>PAYMENT OF LIEN IN THE AMOUNT OF \$16,500.00 PRIOR TO THE HEARING</b>
<b>5.3</b>	<b>CASE 2015 437</b> –	OWNER(S): R & P SKILLED SERVICE, INC ADDRESS: V LOT E OF 4610 SW 178 AVE FOLIO: 5040 30 09 0020 VIOLATION(S):  1). <b>CODE SECTION 020 – 030 AND 020 – 040</b> FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN ALL AREAS AND HAS JUNK AND TRASH	<b>STATUS:</b> NOTICE OF INTENT TO FORECLOSE ISSUED ON 09/1/16  <b>PAYMENT OF LIEN IN THE AMOUNT OF \$250.00 PRIOR TO THE HEARING</b>
<b>5.4</b>	<b>CASE 2015 226</b> –	OWNER(S): RIVAS, VICTOR HUGO PADILLA PADILLA, LILYSABEL ADDRESS: 14101 LURAY ROAD FOLIO: 5140 03 01 0190 VIOLATION(S):  1). <b>CODE SECTION 005 – 080(A)</b> FAILURE TO OBTAIN PERMIT, BUILDING OF STRUCTURE ON SIDE PROPERTY LINE NO PERMIT	<b>STATUS:</b> NOTICE OF INTENT TO FORECLOSE ISSUED ON 09/22/16  <b>AMOUNT OF \$51,450.00 DUE TO THE TOWN OF SOUTHWEST RANCHES</b>
<b>5.5</b>	<b>CASE 2016 075</b> –	OWNER(S): MEYER, NANCY ADDRESS: 5250 SW 130 AVE FOLIO: 5040 35 01 0184 VIOLATION(S):  1). <b>CODE SECTION 020 – 040 (E)</b> FAILURE TO MAINTAIN PROPERTY	<b>STATUS:</b> NOTICE OF INTENT TO FORECLOSE ISSUED ON 09/22/16  <b>AMOUNT OF \$44,500.00 DUE TO THE TOWN OF SOUTHWEST RANCHES</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).