

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
SEPTEMBER 3, 2013
9:00 A.M.**

1. CALL SESSION TO ORDER

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

2.1	CASE 2012 – 527	OWNER(S): JODANSI PROPERTIES LLC ADDRESS: V LOT ON GRIFFIN ROAD AND SW 133 AVE FOLIO: 5040 26 14 0090 VIOLATION(S): 1). CLEARING/GRADING/FILLING DONE WITHOUT APPROVAL AND PERMIT.	STATUS: CONTINUED FROM JUNE 4, 2013
2.2	CASE 2013 – 008	OWNER(S): JPMORGAN CHASE BANK NA ADDRESS: 14320 MUSTANG TRAIL FOLIO: 5140 03 01 0396 VIOLATION(S): 1). PROPERTY OVERGROWN (COMPLIED) 2). FAILURE TO MAINTAIN POOL	STATUS: GIVEN UNTIL SEPTEMBER 3, 2013 TO COMPLY COMPLIED PRIOR TO HEARING
2.3	CASE 2013 – 095	OWNER(S): ROLLING OAKS LAND CORP C/O DALE, CHARLES S ADDRESS: 5791 SW 178 AVE FOLIO: 5040 31 10 0010 VIOLATION(S): 1). OPEN BURNING WITHOUT APPROVAL AND PERMITS 2). COMMERCIAL VEHICLES AND/OR EQUIPMENT EXIST ON PROPERTY 3). CERTIFICATE OF USE REQUIRED 4). CONSTRUCTION EQUIPMENT AND/OR MATERIALS STORAGE WITHOUT PERMITS	STATUS: GIVEN UNTIL SEPTEMBER 3, 2013 TO COMPLY

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2.4	CASE 2013FF – 206	OWNER(S): STARBUCKS ADDRESS: 15961 SHERIDAN STREET FOLIO: VIOLATION(S): 1). FAILURE TO COMPLY WITH RESOLUTION 2012-031 – ANNUAL FIRE SAFETY INSPECTION FEE	STATUS: GIVEN UNTIL SEPTEMBER 3, 2013 TO CORRECT
2.5	CASE 2013FF – 211	OWNER(S): BETHEDSA IN THE RANCHES ADDRESS: 13400 STIRLING ROAD FOLIO: VIOLATION(S): 1). FAILURE TO COMPLY WITH RESOLUTION 2012 – 031 – ANNUAL FIRE SAFETY INSPECTION FEE	STATUS: GIVEN UNTIL MAY 31, 2013 TO CORRECT
2.6	CASE 2013 – 212	OWNER(S): SUBWAY #26052 ADDRESS: 15701 – B SHERIDAN STREET FOLIO: VIOLATION(S): 1). FAILURE TO COMPLY WITH RESOLUTION 2012 – 031 – ANNUAL FIRE SAFETY INSPECTION FEE	STATUS: GIVEN UNTIL MAY 31, 2013 TO CORRECT COMPLIED PRIOR TO HEARING

3. NEW CASES

3.1	CASE 2013FF – 209	OWNER(S): SCHOOL OF ROCKS ADDRESS: 6880 DYKES ROAD FOLIO: NONE VIOLATION(S): 1). FAILURE TO COMPLY WITH RESOLUTION 2013 – 031 – ANNUAL FIRE SAFETY INSPECTION FEE.	STATUS: GIVEN UNTIL MAY 31, 2013 TO CORRECT COMPLIED PRIOR TO HEARING
3.2	CASE 2013 – 216	OWNER(S): TIANO, MICHAEL F & BOTAS, BEATRIZ M ADDRESS: 18541 SW 61 CT FOLIO: 5139 01 02 0010 VIOLATION(S): 1). CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	STATUS: GIVEN UNTIL JUNE 10, 2013 TO CORRECT COMPLIED PRIOR TO HEARING

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3.3	CASE 2013 - 298	OWNER(S): RODRIGUEZ, JOSE J & DOLORES M ADDRESS: 20411 SW 48 PLACE FOLIO: 5039 35 03 0400 VIOLATION(S): 1). CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	STATUS: GIVEN UNTIL JULY 21, 2013 TO CORRECT COMPLIED PRIOR TO HEARING
3.4	CASE 2013 - 300	OWNER(S): SOCARRAS, IRAN & ANIE ADDRESS: 5301 SW 198 TERRACE FOLIO: 5039 35 08 0200 VIOLATION(S): 1). CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	STATUS: GIVEN UNTIL JULY 21, 2013 TO CORRECT COMPLIED PRIOR TO HEARING
3.5	CASE 2013 – 320	OWNER(S): RIVERA, MERCEDES MAITE & RIVERA, MIGUEL A ADDRESS: 6901 HOLATEE TRAIL FOLIO: 5140 03 01 0408 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN	STATUS: GIVEN UNTIL AUGUST 5, 2013 TO CORRECT
3.6	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, PROPERTY IS OVERGROWN	STATUS: GIVEN UNTIL AUGUST 11, 2013 TO CORRECT

4. CITATIONS

4.1	CASE 2013A - 139	OWNER(S): NIX, JACK VERNON & ROSEMARIE ADDRESS: 5730 SW 145 AVE FOLIO: 5040 34 03 0060 VIOLATIO(S): 1). ALARM INCIDENT IN EXCESS OF TWO (2); 4 TH ALARM INCIDENT	STATUS: CITATION 12669 ISSUED ON 07/15/13 FINE OF \$250.00 DUE
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4.2	CASE 2013A- 145	OWNER(S): SKOPTIC, HELEN G ADDRESS: 4611 SW 133 AVE FOLIO: 5040 26 01 0050 VIOLATIO(S): 1). ALARM INCIDENT IN EXCESS OF TWO (2), 3 RD ALARM INCIDENT	STATUS: CITATION 12623 ISSUED ON 07/15/13 PAYMENT OF \$50.00
4.3	CASE 2013A- 248	OWNER(S): RANCHES AUTO CARE & TIRE INC ADDRESS: 6500 DYKES ROAD FOLIO: 5140 04 13 0013 VIOLATION(S): 1). ALARM INCIDENT IN EXCESS OF TWO (S), 3 RD ALARM INCIDENT	STATUS: CITATION 12670 ISSUED ON 07/15/13 FINE OF \$50.00 DUE
4.4	CASE 2013A- 248	OWNER(S): RANCHES AUTO CARE & TIRE INC ADDRESS: 6500 DYKES ROAD FOLIO: 5140 04 13 0013 VIOLATION(S): 1). ALARM INCIDENT IN EXCESS OF TWO (S), 3 RD ALARM INCIDENT	STATUS: CITATION 12671 ISSUED ON 07/15/13 FINE OF \$250.00 DUE

5. FORECLOSURE AUTHORIZATION

5.1	CASE	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	STATUS:
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6. BSO COMMERCIAL MOTOR VEHICLE CITATIONS

7.1	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).