

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

MINUTES

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 AUGUST 6, 2013 CORRECTION PRIOR TO HEARING
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 PRIOR TO THE HEARING) 2). FAILURE TO MAINTAIN POOL	STATUS: GIVEN UNTIL SEPTEMBER 3, 2013 CORRECTION 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 (COMPLIED PRIOR TO HEARING) 2). COMMERCIAL VEHICLES AND/OR EQUIPMENT EXIST ON PROPERTY (COMPLIED PRIOR TO HEARING) 3). CERTIFICATE OF USE REQUIRED 4). CONSTRUCTION EQUIPMENT AND/OR MATERIALS STORAGE WITHOUT PERMITS	STATUS: GIVEN UNTIL SEPTEMBER 3, 2013 TO COMPLY FOUND IN VIOLATION FOR ITEM 3) \$100.00 FROM SEPTEMBER 3, 2013; FOUND IN VIOLATION FOR ITEM 4) \$100.00 FROM SEPTEMBER 3, 2013 UNTIL COMPLIED, PENALTY IMPOSED

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2.4	CASE 2013FF – 206	OWNER(S): STARBUCKS ADDRESS: 15961 SHERIDAN STREET FOLIO: NONE VIOLATION(S): 1). FAILURE TO COMPLY WITH RESOLUTION 2012-031 – ANNUAL FIRE SAFETY INSPECTION FEE	STATUS: GIVEN UNTIL SEPTEMBER 3, 2013 TO COMPLY IMPOSED PENALTY OF \$181.50 FOR THE VIOLATION AND \$150.00 ADMINISTRATIVE FEE
2.5	CASE 2013FF – 211	OWNER(S): BETHESDA IN THE RANCHES ADDRESS: 13400 STIRLING ROAD FOLIO: NONE VIOLATION(S): 1). FAILURE TO COMPLY WITH RESOLUTION 2012-031 – ANNUAL FIRE SAFETY INSPECTION FEE	STATUS: GIVEN UNTIL SEPTEMBER 3, 2013 TO COMPLY CORRECTION PRIOR TO HEARING
2.6	CASE 2013FF – 212	OWNER(S): SUBWAY #26052 ADDRESS: 15701 – B SHERIDAN STREET FOLIO: NONE VIOLATION(S): 1). FAILURE TO COMPLY WITH RESOLUTION 2012-031 – ANNUAL FIRE SAFETY INSPECTION FEE	STATUS: GIVEN UNTIL SEPTEMBER 3, 2013 TO COMPLY CORRECTION PRIOR TO HEARING

3. NEW CASES

3.1	CASE 2013FF - 209	OWNER(S): SCHOOL OF ROCK ADDRESS: 6880 DYKES ROAD FOLIO: NONE VIOLATION(S): 1). FAILURE TO COMPLY WITH RESOLUTION 2013 – 031 ANNUAL FIRE INSPECTION FEE.	STATUS: GIVEN UNTIL MAY 31, 2013 TO COMPLY CORRECTION 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 CPMPLY CORRECTION 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 WITHOUT BEING DONE WITHOUT APPROVAL AND PERMITS	STATUS: GIVEN UNTIL JULY 21, 2013 COMPLIED PRIOR TO THE 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 PERMIT	STATUS: GIVEN UNTIL JULY 21, 2013 TO CORRECT COMPLIED PRIOR TO THE 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 AGUST 5, 2013 TO COMPLY. FOUND IN VIOLATION, GIVEN UNTIL SEPTEMBER 12, 2013 TO CORRECT OR A FINE OF \$100.00 PER DAY AND ADMINISTRATIVE FEE OF \$150.00
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 COMPLY WITH RESOLUTION 2012-031 – ANNUAL FIRE SAFETY INSPECTION FEE	STATUS: GIVEN UNTIL AUGUST 11, 2013 TO CORRECT CONTINUANCE GRANTED TO OCTOBER 1, 2013

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4. CITATIONS

<p>4.1</p>	<p>CASE 2013A - 139</p>	<p>OWNER(S): NIX, JACK VERNON & ROSEMARIE ADDRESS: 5730 SW 145 AVE FOLIO: 5040 34 03 0060 VIOLATION(S): 1). ALARM INCIDENT IN EXCESS OF TWO (2); 4TH ALARM INCIDENT</p>	<p>STATUS: CITATION 12669 ISSUED ON 07/15/13 IMPOSED PENALTY OF \$250.00 AND \$150.00 ADMINISTRATIVE FEE</p>
<p>4.2</p>	<p>CASE 2013A - 145</p>	<p>OWNER(S): SKOPTIC, HELEN G ADDRESS: 4611 SW 133 AVE FOLIO: 5040 26 01 0050 VIOLATION(S): 1). ALARM INCIDENT IN EXCESS OF TWO (2), 3RD ALARM INCIDENT</p>	<p>STATUS: CITATION 12623 ISSUED ON 07/15/13 PAYMENT OF \$50.00 PRIOR TO HEARING</p>
<p>4.3</p>	<p>CASE 2013A - 248</p>	<p>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 (2), 3RD ALARM INCIDENT</p>	<p>STATUS: CITATION 12670 ISSUED ON 07/15/13 IMPOSED PENALTY OF \$50.00 AND \$150.00 ADMINISTRATIVE FEE</p>
<p>4.4</p>	<p>CASE 2013A - 248</p>	<p>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 (2), 4TH ALARM INCIDENT</p>	<p>STATUS: CITATION 12671 ISSUED ON 07/15/13 IMPOSED PENALTY OF \$250.00 AND \$150.00 ADMINISTRATIVE FEE</p>

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5. FORECLOSURE AUTHORIZATION

5.1	CASE	OWNER(S): ADDRESS: FOLIO: VIOLATION(S): 1).	STATUS:
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6. BSO COMMERCIAL MOTOR VEHICLE CITATIONS

5.1	CASE	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	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).