

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 1, 2013
9:00 A.M.**

1. CALL SESSION TO ORDER

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

2.1	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 SEPTEMBER 12, 2013 TO CORRECT
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3. NEW CASES

3.1	CASE 2013FF 202	OWNER(S): VERIZON ADDRESS: 15761 SHERIDAN STREET 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 2013FF 205	OWNER(S): LITTLE CAESER'S PIZZA #2203 ADDRESS: 6860 DYKES ROAD FOLIO: 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
3.3	CASE 2013 - 293	OWNER(S): EVANS FINANCIAL SERVICES LTD ADDRESS: 5591 SW 130 AVE FOLIO: 5040 35 01 0030 VIOLATION(S): 1). CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	STATUS: GIVEN UNTIL JULY 11, 2013 TO CORRECT

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3.4	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
3.5	CASE 2013 – 330	OWNER(S): ALONSO, RICARDO LAZARO H/E ALONZO, ELIZABETH LEE H/E ETAL ADDRESS: 17791 SW 46 STREET FOLIO: 5040 30 00 0240 VIOLATION(S): 1). CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMIT	STATUS: GIVEN UNTIL AUGUST 17, 2013
3.6	CASE 2013 – 332	OWNER(S): JAFFE LINDA ADDRESS: 14301 MUSTANG TRAIL FOLIO: 5140 03 01 0361 VIOLATION(S): 1). CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMIT	STATUS: GIVEN UNTIL AUGUST 18, 2013 COMPLIED PRIOR TO HEARING
3.7	CASE 2013 – 333	OWNER(S): PRESINAL, FRANCISCO A ROMAN, JOSEPHINE ADDRESS: 5801 SW 195 TERRACE FOLIO: 5039 36 07 0240 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN.	STATUS: GIVEN UNTIL AUGUST 22, 2013
3.8	CASE 2013 – 396	OWNER(S): BOVE, ROSINA ADDRESS: 4700 SW 130 AVE FOLIO: 5040 26 00 0261 VIOLATION(S): 1). CERTIFICATE OF USE REQUIRED FOR THE RENTAL TO MULTIPLE FAMILIES AT THE PROPERTY 2). FAILURE TO MAINTAIN POOL	STATUS: GIVEN UNTIL SEPTEMBER 15, 2013

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4. CITATIONS

4.1	CASE 2013A - 115	OWNER(S): NEW TESTAMENT BAPTIST CHURCH INC OF MIAMI ADDRESS: 13900 GRIFFIN ROAD FOLIO: 5040 27 03 0010 VIOLATION(S): 1). ALARM INCIDENT IN EXCESS OF TWO (2); 6 TH ALARM INCIDENT	STATUS: CITATION 12627 ISSUED ON 08/23/13 PAYMENT OF \$250.00 PRIOR TO THE HEARING
4.1	CASE 2013A - 194	OWNER(S): MORALES, NANCY H/E MORALES, GENE ADDRESS: 13951 STIRLING ROAD FOLIO: 5040 34 01 0152 VIOLATIO(S): 1). ALARM INCIDENT IN EXCESS OF TWO (2); 4 TH ALARM INCIDENT	STATUS: CITATION 12634 ISSUED ON 07/15/13 FINE OF \$250.00 DUE
4.2	CASE 2013A- 199	OWNER(S): BENITEZ, GERMAN ADDRESS: 14701 LURAY ROAD FOLIO: 5140 03 01 0153 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 BEFORE THE HEARING
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 (2), 3 RD ALARM INCIDENT	STATUS: CITATION 12633 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), 5 TH ALARM INCIDENT	STATUS: CITATION 12632 ISSUED ON 08/29/13 FINE OF \$250.00 DUE

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4.6	CASE 2013A – 311	OWNER(S): MCHUGH, RONALD G & JANICE E RONALD G & E MCHUGH REV TR ADDRESS: 5121 SW 210 TERRACE FOLIO: 5039 34 12 0010 VIOLATION(S): 1). ALARM INCIDENT IN EXCESS OF TWO (2), 3RD ALARM INCIDENT	STATUS: CITATION 12631 ISSUED ON 08/26/13 FINE OF \$50.00 PAID BEFORE HEARING
4.7	CASE 2013A- 314	OWNER(S): DELGADO, VICENTE & JENNY ADDRESS: 6201 SW 188 AVE FOLIO: 5139 01 03 0100 VIOLATION(S): 1). ALARM INCIDENT IN EXCESS OF TWO (2), 3RD ALARM INCIDENT	STATUS: CITATION 12630 ISSUED ON 08/26/13 FINE OF \$50.00 DUE
4.8	CASE 2013C – 353	OWNER(S): JANGDA, ABDUL & NAFISA ADDRESS: 4610 SW 178 AVE FOLIO: 5040 30 09 0010 VIOLATION(S): 1). FAILURE TO MAINTAIN PROPERTY, PROPERTY IS OVERGROWN	STATUS: CITATION 12625 ISSUED ON 08/15/13 FINE OF \$500.00 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).