

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  
AUGUST 6, 2013  
9:00 A.M.**

**MINUTES**

**1. CALL SESSION TO ORDER**

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

<b>2.1</b>	<b>CASE 2012 – 527</b>	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.	<b>STATUS:</b> CONTINUED FROM JULY 2, 2013  <b>CONTINUANCE GRANTED TO SEPTEMBER 3, 2013</b>
<b>2.2</b>	<b>CASE 2013 - 046</b>	OWNER(S): GARRIDO, LINA ADDRESS: 5731 SW 130 AVE FOLIO: 5040 35 01 0050 VIOLATION(S):  1). DUST FROM HORSE RINK BECOMING A NUISANCE.	<b>STATUS:</b> CONTINUED FROM JULY 2, 2013  <b>COMPLIED PRIOR TO THE HEARING</b>

**3. NEW CASES**

<b>3.1</b>	<b>CASE 2013 - 008</b>	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	<b>STATUS:</b> FOUND IN VIOLATION GIVEN UNTIL AUGUST 21, 2013 TO COMPLY OR \$100.00 PER DAY UNTIL CORRECTED, AND \$150.00 ADMINISTRATIVE FEE
<b>3.2</b>	<b>CASE 2013 – 095</b>	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	<b>STATUS:</b> FOUND IN VIOLATION GIVEN UNTIL SEPTEMBER 06, 2013 TO CORRECT THE VIOLATION(S) OR \$100.00 PER DAY, AND \$150.00 ADMINISTRATIVE FEE FOR

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		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	THE HEARING.
<b>3.3</b>	<b>CASE 2013FF - 203</b>	OWNER(S): CHINA ONE RESTAURANT ADDRESS: 15711 SHERIDAN STREET FOLIO: NONE VIOLATION(S)  1). FAILURE TO COMPLY WITH RESOLUTION 2012-031 – ANNUAL FIRE SAFETY INSPECTION FEE	<b>STATUS:</b> GIVEN UNTIL MAY 31, 2013  <b>COMPLIED PRIOR TO THE HEARING</b>
<b>3.4</b>	<b>CASE 2013FF- 206</b>	OWNER(S): STARBUCKS ADDRESS: 15961 SHERIDAN STREET FOLIO: NONE VIOLATION(S):  1). FAILURE TO COMPLY WITH RESOLUTION 2012-031 – ANNUAL FIRE SAFETY INSPECTION FEE	<b>STATUS:</b> FOUND IN VIOLATION GIVEN UNTIL SEPTEMBER 6, 2013, PENALTY OF \$181.50, AND \$150.00 ADMINISTRATIVE FEE
<b>3.5</b>	<b>CASE 2013FF - 211</b>	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	<b>STATUS:</b> FOUND IN VIOLATION GIVEN UNTIL SEPTEMBER 6, 2013, PENALTY OF \$293.50, AND \$150.00 ADMINISTRATIVE FEE
<b>3.6</b>	<b>CASE 2013FF - 212</b>	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	<b>STATUS:</b> FOUND IN VIOLATION GIVEN UNTIL SEPTEMBER 6, 2013, PENALTY OF \$181.50, AND \$150.00 ADMINISTRATIVE FEE

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<b>3.7</b>	<b>CASE 2013 – 238</b>	OWNER(S) BECKER, JANE LYNN ADDRESS: 7000 MELALEUCA ROAD FOLIO: 5140 02 08 0010 VIOLATION(S):  1). CLEARING / GRADING / FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	<b>STATUS:</b>  <b>COMPLIED PRIOR TO THE HEARING</b>
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**4. CITATIONS**

<b>4.1</b>	<b>CASE 2013C – 024</b>	OWNER(S): GARRIDO, LINA HARAS DE L'ESTRIE INC ADDRESS: 5731 SW 130 AVE FOLIO: 5040 35 01 0050 VIOLATION(S):  1). BULK OUT ON A NON PERMITTED DATE PER CODE	<b>STATUS:</b> CITATION 12774 ISSUED ON 03/26/13  <b>IMPOSED PENALTY OF \$500.00 AND \$150.00 ADMINISTRATIVE FEE</b>
<b>4.2</b>	<b>CASE 2013C – 182</b>	OWNER(S): WEISS, CARINET T & RICHARD B ADDRESS: 14600 SUNSET LANE FOLIO: 5140 03 01 0129 VIOLATION(S):  1). BULK OUT ON A NON PERMITTED DATE PER CODE	<b>STATUS:</b> CITATION 12603 ISSUED ON 06/20/13  <b>PAYMENT OF \$450.00 PRIOR TO THE HEARING</b>

**5. FORECLOSURE AUTHORIZATION**

<b>5.1</b>	<b>CASE</b>	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):  1).	<b>STATUS:</b>
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**6. BSO COMMERCIAL MOTOR VEHICLE CITATIONS**

<b>5.1</b>	<b>CASE</b>	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	<b>STATUS:</b>

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).