

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  
OCTOBER 1, 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 2013 – 320</b>	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	<b>STATUS:</b> GIVEN UNTIL SEPTEMBER 12, 2013 TO CORRECT  <b>FOUND IN VIOLATION,  PENALTY OF \$100.00 FROM  SEPTEMBER 12, 2013 AND  OPTION TO ABATE THE  VIOLATION.</b>
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**3. NEW CASES**

<b>3.1</b>	<b>CASE 2013 - 293</b>	OWNER(S): EVANS SERVICES LTD ADDRESS: 5591 SW 130 AVE FOLIO: 5040 35 01 0030 VIOLATION(S):  1). CLEARING/GRADING/FILLING BEING DONE WITHOUT APPROVAL AND PERMITS	<b>STATUS:</b> GIVEN UNTIL JULY 11, 2013 TO CORRECT  <b>FOUND IN VIOLATION,  REMOVE FILL WITHIN TEN  DAYS OR BY 10/10/13, OR  A FINE OF \$200.00 PER  DAY AND \$150.00  ADMINISTRATIVE FEE</b>
<b>3.2</b>	<b>CASE 2013 - 329</b>	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	<b>STATUS:</b> GIVEN UNTIL AUGUST 11, 2013 TO CORRECT  <b>FOUND IN VIOLATION,  GIVEN 7 DAYS TO CORRECT  OR UNTIL OCTOBER 8,  2013, OR A FINE OF  \$250.00 PER DAY AND  \$150.00 ADMINISTRATIVE  FEE</b>

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<b>3.3</b>	<b>CASE 2013 - 330</b>	OWNER(S): ALONSO, RICARDO LAZARO H/E ALONSO, ELIZABETH LEE H/E ETAL ADDRESS: 17791 SW 46 STREET FOLIO: 5040 30 00 0240 VIOLATION(S)  1). CLEARING/GRADING/FILLING WITHOUT BEING DONE WITHOUT APPROVAL AND PERMITS	<b>STATUS:</b> GIVEN UNTIL AUGUST 17, 2013  <b>CONTINUED TO NOVEMBER 5, 2013 APPROVED</b>
<b>3.4</b>	<b>CASE 2013 - 333</b>	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.	<b>STATUS:</b> GIVEN UNTIL AUGUST 22, 2013 TO CORRECT  <b>FOUND IN VIOLATION, GIVEN 7 DAYS OR UNTIL OCTOBER 8, 2013 TO CORRECT OR A FINE OF \$250.00 PER DAY AND \$150.00 ADMINISTRATIVE FEE.</b>

**4. CITATIONS**

<b>4.1</b>	<b>CASE 2013A - 194</b>	OWNER(S): MORALES, NANCY H/E MORALES, GENE ADDRESS: 13951 STIRLING ROAD FOLIO: 5040 34 01 0152 VIOLATION(S):  1). ALARM INCIDENT IN EXCESS OF TWO (2); 4 <sup>TH</sup> ALARM INCIDENT	<b>STATUS:</b> CITATION 12634 ISSUED ON 07/15/13  <b>IMPOSED PENALTY OF \$250.00 AND \$150.00 ADMINISTRATIVE FEE</b>
<b>4.2</b>	<b>CASE 2013A - 248</b>	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), 5 <sup>TH</sup> ALARM INCIDENT	<b>STATUS:</b> CITATION 12633 ISSUED ON 07/15/13  <b>IMPOSED PENALTY OF \$250.00 AND \$150.00 ADMINISTRATIVE FEE</b>

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<b>4.3</b>	<b>CASE 2013A - 248</b>	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), 6 <sup>TH</sup> ALARM INCIDENT	<b>STATUS:</b> CITATION 12632 ISSUED ON 08/29/13  <b>IMPOSED PENALTY OF \$250.00 AND \$150.00 ADMINISTRATIVE FEE</b>
<b>4.4</b>	<b>CASE 2013A - 314</b>	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), 3 <sup>RD</sup> ALARM INCIDENT	<b>STATUS:</b> CITATION 12630 ISSUED ON 08/26/13  <b>IMPOSED PENALTY OF \$50.00 AND \$150.00 ADMINISTRATIVE FEE</b>
<b>4.5</b>	<b>CASE 2013C- 353</b>	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	<b>STATUS:</b> CITATION 12625 ISSUED ON 08/15/13  <b>IMPOSED PENALTY OF \$500.00 AND \$150.00 ADMINISTRATIVE FEE</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>
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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).