

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
DECEMBER 4, 2018
9:00 A.M.**

1. CALL SESSION TO ORDER

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

2.1	CASE 2014- 102	OWNER(S): GOODMAN, MAURICE D ADDRESS: 6410 SW 185 WAY FOLIO: 5139 01 01 0086 VIOLATION(S): 1) CODE SECTION 005 – 080 (A) – WORK BEING DONE WITHOUT A PERMIT (STORAGE ROOM) 2) CODE SECTION 020 – 030 – PROPERTY IS OVERGROWN ALL AREAS TO INCLUDE RIGHT OF WAY 3) CODE SECTION 20 – 040 (A) – PROPERTY IS TO BE FREE OF JUNK AND TRASH	STATUS: ORDER OF CONTINUANCE ISSUED ON 09/02/14
2.2	CASE 2016- 583	OWNER(S): CHRIST COVENANT CHURCH INC ADDRESS: 4700 SW 188 AVE FOLIO: 5039 25 03 0180 VIOLATION(S): 1) CODE SECTION 095 – 040 (A) – VIOLATION OF THE NIGHT SKY ORDINANCE TO WIT: GLARE	STATUS: AMENDED FINAL ORDER ISSUED ON 10/02/18 TO COMPLY BY 11/30/18 AND TO APPEAR AT THE 12/04/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.
2.3	CASE 2018 - 040	OWNER(S): EDJAC LLC ADDRESS: 5801 SW 210 TERRACE FOLIO: 5039 34 01 0631 VIOLATION(S): 1) CODE SECTION 045 – 060 – USE OF PROPERTY NOT ALLOWED TO WIT: COMMERCIAL SALES AND MANUFACTURING OF TRAILERS ON THE PROPERTY NOT ALLOWED 2) CODE SECTION 070 – 030 - INSTALLATION OF PROHIBITED SIGNS TO WIT: SIGNS ADVERTISING COMMERCIAL OPERATION ON THE PROPERTY NOT AGRICULTURAL	STATUS: FINAL ORDER ISSUED ON 06/05/18 TO COMPLY BY 12/03/18 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY UNTIL CORRECTED. TO APPEAR AT THE 12/04/18 IMPOSITION HEARING.

		RELATED.	
2.4	CASE 2018 - 188	<p>OWNER(S): WINDMILL HOLDINGS VI LLC ADDRESS: 18231 SW 60 STREET FOLIO: 5040 31 01 0395</p> <p>VIOLATION(S):</p> <ol style="list-style-type: none"> 1) CODE SECTION 045 – 030 (C)(1) – VEHICLES NOT REGISTERED TO PROPERTY OWNER, STORAGE OF EMPLOYEE VEHICLES NOT ALLOWED. 2) CODE SECTION 005 – 080 (A) – FAILURE TO FINALIZE PERMIT FOR FENCE, PERMIT EXPIRED. 3) CODE SECTION 005 – 270 – FAILRE TO MAINTAIN RIGHT OF WAY AS REQUIRED. RIGHT OF WAY DETERIORATING FROM IMPROPER USE AND VEHICLES DRIVING OFF ROAD. 	<p>STATUS: FOUND IN VIOLATION, FINAL ORDER ISSUED ON 10/02/18 TO COMPLY BY 11/30/18 OR A FINE IN THE AMOUNT OF \$200.00 PER VIOLATION UNTIL COMPLIANCE. TO APPEAR AT THE 12/03/18 IMPOSITION HEARING.</p>
2.5	CASE 2018 - 350	<p>OWNER(S): MORALES, CESAR LEON, RENE & CABRERA, EDUARDO ADDRESS: 5301 SW 198 TERRACE FOLIO: 5039 35 08 0200</p> <p>VIOLATION(S):</p> <ol style="list-style-type: none"> 1) CODE SECTION 005 – 080 (A) – FILLING DONE WITHOUT A PERMIT 	<p>STATUS: FINAL ORDER ISSUED TO COMPLY BY 11/29/18 OR A FINE IN THE AMOUNT OF \$250.00 PER DAY UNTIL COMPLIANCE. TO APPEAR AT THE 12/04/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.</p>
2.6	CASE 2018 - 430	<p>OWNER(S): WALTER S WENDOLKOWSKI LIC TR BARRY, BARBARA TRSTEE ADDRESS: SW 185 WAY FOLIO: 5139 01 01 0310</p> <p>VIOLATION(S):</p> <ol style="list-style-type: none"> 1) CODE SECTION 005 – 080 (A) – FILLING AND GRADING WITHOUT PERMITS 	<p>STATUS: FOUND IN VIOLATION AND FINAL ORDER ISSUED ON 11/19/18 TO COMPLY BY 11/29/18 OR A FINE IN THE AMOUNT OF \$250.00 PER DAY UNTIL CORRECTED. CORRECTION IS TO REMOVE FILL FROM THE PROPERTY. TO APPEAR AT THE 12/04/18 IMPOSITION HEARING IF NOT IN COMPLIANCE.</p>
2.7	CASE 2018 - 432	<p>OWNER(S): GRIFFIN ROAD NURSERY & LANDSCAPING LLC ADDRESS: 4501 SW 133 AVE FOLIO: 5040 26 01 0010</p> <p>VIOLATION(S):</p> <ol style="list-style-type: none"> 1) CODE SECTION 070 – 120 (A) – BANNERS ON PROPERTY FOR ADVERTISEMENT 	<p>STATUS: FOUND IN VIOLATION AND FINAL ORDER ISSUED ON 11/19/18 TO COMPLY BY 11/29/18 OR A FINE IN THE AMOUNT OF \$100.00 PER DAY UNTIL CORRECTED. TO APPEAR AT THE 12/04/18</p>

		NOT ALLOWED UNLESS FOR GRAND OPENING, SPECIAL PROMOTIONS, HOLIDAY OR POST – HOLIDAY SALE OR CHANGE OF MANAGEMENT	IMPOSITION HEARING CORRECTION PRIOR TO THE HEARING
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3. NEW CASES

3.1	CASE 2018 - 457	<p>OWNER(S): SIKH SOCIETY OF FLORIDA INC ADDRESS: 16000 SW 60 STREET FOLIO: 5140 05 02 0010</p> <p>VIOLATION(S): 1) CODE SECTION 090 – 030 (C) AND 095 – 040 (A) – VIOLATION OF THE NIGHT SKY ORDINANCE. LIGHTING RESULTING IN GLARE UNTO OTHER PROPERTIES AND / OR STREET.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 10/11/18 TO COMPLY BY 10/23/18. NOTICE OF HEARING ISSUED ON 11/19/18 TO APPEAR AT THE 12/04/18 HEARING</p>
3.2	CASE 2018- 464	<p>OWNER(S): WINDMILL HOLDINGS VI LLC ADDRESS: 18231 SW 60 STREET FOLIO: 5040 31 01 0395</p> <p>VIOLATION(S): 1) CODE SECTION 005 – 080 (A) – VIOLATION OF THE CERTIFICATE OF USE APPROVAL TO WIT: LANDSCAPE MAINTENANCE BUSINESSES ANCILLARY TO NURSERIES ARE PROHIBITED. 2) CODE SECTION BCC 27-236 AND 020 -030 (F) – OPERATING EQUIPMENT AT EARLY / LATE HOURS CAUSING A NUISANCE TO NEIGHBORS. 3) CODE SECTION 045 – 030 (C)(3) – AGRICULTURAL VEHICLES BEING STORED ON PROPERTY THAT ARE NOT BEING USED ON THE PLOT.</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 07/05/18 TO COMPLY BY 07/17/18, NOTICE OF HEARING ISSUED ON 09/06/18 TO APPEAR AT THE 11/06/18 HEARING</p>
3.3	CASE 2018 - 477	<p>OWNER(S): MARTINEZ, GEORGE & MARTINEZ, MARLENE ADDRESS: SW 190 AVE FOLIO: 5039 36 10 0630</p> <p>VIOLATION(S): 1) CODE SECTION 045 – 030 (C) – VEHICLES PARKED OR STORED ON AN UNIMPROVED LAND WITHOUT PERMANENT DWELLING (MOBILE HOME & BOATS)</p>	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 10/19/18 TO COMPLY BY 10/31/18, NOTICE OF HEARING ISSUED ON 11/07/18 TO APPEAR AT THE 12/04/18</p>

4. CITATIONS

4.1	CASE 2018A-043	OWNER(S): OPH / WESTON REALTY ADDRESS: 6650 DYKES ROAD FOLIO: 5140 04 13 0012 VIOLATION(S): 1) CODE SECTION 7-1(A) – FALSE ALARM IN EXCESS OF (2) 5TH FALSE ALARM	STATUS: CIVIL VIOLATION 13491 ISSUED ON 11/07/18 PAYMENT PRIOR TO THE HEARING.
4.2	CASE 2018C-407	OWNER(S): MOURRA, MUNIR H/E MOURRA, MARIE L CARLINE ADDRESS: 6990 SW 173 WAY FOLIO: 5140 06 18 0020 VIOLATION(S): 1) CODE SECTION 16 - 19 – BULK OUT ON A NON-PERMITTED DATE PER CODE	STATUS: CIVIL VIOLATION 13614 ISSUED ON 11/9/18 AMOUNT OF \$500.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.
4.3	CASE 2018C-409	OWNER(S): DAVIS, MEGAN H & DAVIS, VONTAE O ADDRESS: 6051 SW 178 AVE FOLIO: 5140 06 13 0100 VIOLATION(S): 2) CODE SECTION 16 - 19 – BULK OUT ON A NON-PERMITTED DATE PER CODE	STATUS: CIVIL VIOLATION ISSUED AMOUNT OF \$500.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.

5. REPEAT VIOLATIONS:

5.1	CASE 2016 - 595	OWNER(S): DUKE, TERRELL W JR & MICHELLE ADDRESS: 5611 SW 136 AVE FOLIO: 5040 34 01 0111 VIOLATION(S): 1) CODE SECTION 005 – 120 (B) – OPERATING BUSINESS WITHOUT CERTIFICATE OF USE TO WIT: INDUSTRIAL WORK. 2) CODE SECTION 045 – 050 AND 045 – 060 – PRINCIPAL PROPERTY USE IS NOT PERMITTED, TO WIT: WELDING AND OTHER NON – AGRICULTURAL RESIDENTIAL RELATED USE.	STATUS: REPEAT VIOLATION NOTICE OF HEARING ISSUED ON 11/15/18, TO APPEAR AT THE 12/04/18 HEARING.
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6. FORECLOSURE REQUESTS

6.1	CASE 2017 – 591	OWNER(S): IGLESIA CRISTIANA SENALES DE VIDA INC. ADDRESS: 20850 GRIFFIN ROAD FOLIO: 5039 27 03 0010 VIOLATION(S): 1) CODE SECTION 020 – 030 AND 020 – 040 TO WIT: FAILURE TO MAINTAIN PROPERTY TO WIT: DOWN TREES ON THE RIGHT OF WAY.	STATUS: FINAL ORDER REDUCING VIOLATION AMOUNT FROM \$47,250.00 TO \$25,000.00 TO BE PAID BY 11/05/18. ADDITIONAL TIME PROVIDED TO PAY BY 11/30/18. PAYMENT OF \$5,000.00 RECEIVED. FORECLOSURE AUTHORIZATION NOTICE ISSUED ON 10/30/18.
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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).