

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
APRIL 2, 2019
9:00 A.M.**

1. CALL SESSION TO ORDER

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

2.1	CASE 2018- 188	OWNER(S): WINDMILL HOLDINGS VI LLC ADDRESS: 18231 SW 60 STREET FOLIO: 5040 31 01 0395 VIOLATION(S): 1) CODE SECTION 005 – 080 (A) – FAILURE TO FINALIZE PERMIT FOR FENCE ON THE FRONT PROPERTY LINE, PERMIT HAS EXPIRED. 2) CODE SECTION 005 – 270 – FAILURE TO MAINTAIN RIGHT OF WAY AS REQUIRED, RIGHT OF WAY DETERIORATING FROM IMPROPER USE AND VEHICLES DRIVING OFF ROAD.	STATUS: AMENDED FINAL ORDER ISSUED ON 02/05/19 TO COMPLY BY 04/01/19 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY UNTIL CORRECTED. TO APPEAR AT THE 04/02/19 IMPOSITION HEARING IF NOT IN COMPLIANCE. AMENDED FINAL ORDER TO COMPLY BY 05/06/19 AND TO APPEAR AT THE 05/07/19 IMPOSITION HEARING IF NOT IN COMPLIANCE.
2.2	CASE 2018- 548	OWNER(S): SALKEY, ANGIE H/E LESLIE, KEITH ADDRESS: 5911 SW 195 TERRACE FOLIO: 5039 36 07 0200 VIOLATION(S): 1) CODE SECTION 005 – 080 (A) – FAILURE TO FINALIZE PERMIT FOR ADDITION AND REMODELING, PERMIT HAS EXPIRED.	STATUS: AMENDED FINAL ORDER ISSUED ON 03/05/19 TO COMPLY BY 04/01/19 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY UNTIL CORRECTED. TO APPEAR AT THE 04/02/19 IMPOSITION HEARING IF NOT IN COMPLIANCE. AMENDED FINAL ORDER TO COMPLY BY 05/06/19 AND TO APPEAR AT THE 05/07/19 IMPOSITION HEARING IF NOT IN COMPLIANCE.
2.3	CASE 2018- 561	OWNER(S): OCHI FARMS LLC ADDRESS: 14220 LURAY ROAD FOLIO: 5140 03 01 0350	STATUS: FINAL ORDER ISSUED ON 02/05/19 TO COMPLY BY 04/01/19 OR A FINE IN THE

		VIOLATION(S): 1) CODE SECTION 823.01 – NUISANCE CREATED IN VIOLATION OF THE RIGHT TO FARM ACT.	AMOUNT OF \$150.00 PER DAY UNTIL CORRECTED. TO APPEAR AT THE 04/02/19 IMPOSITION HEARING IF NOT IN COMPLIANCE. SPECIAL MAGISTRATE ALLOWED FOR 90 DAYS OR UNTIL 07/01/19 TO VERIFY INSTALLED PLANTS TO MEET THE ORIGINAL FINAL ORDER. IN ADDITION, INDICATED THAT NO MORE MANURE IS TO BE BROUGHT INTO THE PROPERTY. ANY ADDITION MANURE WILL RESULT IN AN AUTOMATIC FINE IN THE AMOUNT OF \$5,000.00 PER VIOLATION. TO APPEAR AT THE 07/02/19 IMPOSITION HEARING
2.4	CASE 2019- 071	OWNER(S): MP HOLDINGS LLC ADDRESS: V LOT ON SW 48 STREET FOLIO: 5040 31 01 0130 VIOLATION(S): 1) CODE SECTION 005 – 080 (A) – CLEARING, GRADING AND FILLING WITHOUT A PERMIT	STATUS: FINAL ORDER ISSUED ON 03/05/19 TO COMPLY BY 03/20/19 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY UNTIL CORRECTED. TO APPEAR AT THE 04/02/19 IMPOSITION HEARING IF NOT IN COMPLIANCE. COMPLIED PRIOR TO THE HEARING
2.5	CASE 2019- 084	OWNER(S): SMITH & GOLDSHALL HOLDINGS LLC ADDRESS: V LOT WEST OF 178 AVE ON 66 STREET FOLIO: 5140 06 03 0019 VIOLATION(S): 1) CODE SECTION 005 – 080 (A) – CLEARING, GRADING AND FILLING WITHOUT A PERMIT	STATUS: FINAL ORDER ISSUED ON 03/05/19 TO COMPLY BY 04/01/19 OR A FINE IN THE AMOUNT OF \$100.00 PER DAY UNTIL CORRECTED. TO APPEAR AT THE 04/02/19 IMPOSITION HEARING IF NOT IN COMPLIANCE. COMPLIED PRIOR TO THE HEARING

3. NEW CASES

3.1	CASE 2018 - 498	OWNER(S): ZACCO, MARIO & KARON ADDRESS: V LOT E PALOMINO DRIVE EAST OF 13100 SW 49 STREET FOLIO: 5040 34 01 0320 VIOLATION(S): 1) CODE SECTION 005 - 070 – ILLEGAL USE OF THE RIGHT OF WAY. INSTALLATION OF A FENCE ON THE TOWN’S RIGHT OF WAY WITHOUT PRIOR AUTHORIZATION OR APPROVAL	STATUS: NOTICE OF VIOLATION ISSUED ON 10/29/18 TO COMPLY BY 11/10/18. NOTICE OF HEARING ISSUED ON 03/12/19 TO APPEAR AT THE 04/02/19 HEARING. COMPLIANCE PRIOR TO THE HEARING, PROPERTY OWNER ENTERED INTO A MAINTENANCE, INDEMNIFICATION AND WORK AGREEMENT WITH TOWN. AGREEMENT RECORDED ON 03/20/19.
3.2	CASE 2019- 066	OWNER(S): CAPARROS, MARTIN H CAPARROS, PATRICIA M ADDRESS: 13950 E PALOMINO DRIVE FOLIO: 5040 34 01 0301 VIOLATION(S): 1) CODE SECTION 005 – 080 (A) AND CODE SECTION 005 - 270 – WORK DONE WITHOUT A PERMIT AND ENCROACHING INTO THE TOWN OF SOUTHWEST RANCHES RIGHT OF WAY. 2) CODE SECTION 005 – 080 (A) AND 045 – 100 TO WIT: MANURE PIT INSTALLED WITHOUT A PERMIT AND IN VIOLATION OF THE MINIMUM REQUIRED YARD SEPARATION (CORRECTED) 3) CODE SECTION 095 – 040 (A)(C) TO WIT: INSTALLATION OF LIGHT FOR HORSE ARENA ON THE REAR OF THE PROPERTY. 4) CODE SECTION 095 – 040 (A)(C) – UPLIGHTING EXCEEDING 1,800 LUMENS AND WITHOUT PROPER SHIELDING AND LIGHTING THROUGHOUT PROPERTY RESULTING IN GLARE AND SPILLING OUTSIDE OF PROPERTY LINE. (CORRECTION)	STATUS: NOTICE OF VIOLATION ISSUED ON 01/31/19 TO COMPLY BY 02/12/19, EXTENSION REQUESTED BY THE VIOLATOR’S ATTORNEY AND GRANTED FOR 30 DAY AND TO COMPLY BY 03/12/19, NOTICE OF HEARING ISSUED ON 03/12/19 TO APPEAR AT THE 04/02/19 HEARING. COMPLIED PRIOR TO THE HEARING
3.3	CASE 2019 - 078	OWNER(S): CHONG, JORGE CHONG, GUILING ADDRESS: V LOT NW CORNER OF 185 WAY AND SHERIDAN STREET FOLIO: 5139 01 01 0630	STATUS: NOTICE OF VIOLATION ISSUED ON 02/14/19 TO COMPLY BY 02/26/19, NOTICE

		VIOLATION(S): 1) CODE SECTION 005 - 080 (A) – FILLING DONE WITHOUT A PERMIT AND APPROVAL	OF HEARING ISSUED ON 03/01/19 TO APPEAR AT THE 04/02/19 IF NOT IN COMPLIANCE. FOUND IN VIOLATION, GIVEN 30 DAYS OR UNTIL 05/06/19 TO COMPLY OR A FINE IN THE AMOUNT OF \$200.00 PER DAY. ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00. TO APPEAR AT THE 05/07/19 IMPOSITION HEARING IF NOT IN COMPLIANCE.
3.4	CASE 2019 - 082	OWNER(S): ZAMORA, ENRIQUE ADDRESS: 15910 SW 51 MANOR FOLIO: 5040 33 14 0010 VIOLATION(S): 1) CODE SECTION 005 – 080 (A) – FILLING DONE WITHOUT A PERMIT	STATUS: NOTICE OF VIOLATION ISSUED ON 02/19/19 TO COMPLY BY 03/03/19 NOTICE OF HEARING ISSUED ON 03/11/19 TO APPEAR AT THE 04/02/19 HEARING. ADMITTED VIOLATION, GIVEN 30 DAYS OR UNTIL 05/06/19 OR A FINE IN THE AMOUNT OF \$150.00 PER DAY IF NOT IN COMPLIANCE. TO APPEAR AT THE 05/07/19 IMPOSITION HEARING, NO ADMINISTRATIVE FEE IMPOSED.
3.5	CASE 2019 - 087	OWNER(S): PENA, RAMON ADDRESS: 16600 SW 48 STREET FOLIO: 5040 29 01 0399 VIOLATION(S): 1) CODE SECTION 045 – 030 (C)(4) – MORE THAN ONE (1) COMMERCIAL VEHICLE IN A PLOT UNDER TWO (2) NET ACRES. 2) CODE SECTION 045 – 030 (C)(1) – ALL VEHICLES ON PROPERTY MUST BE REGISTERED TO PROPERTY AND HAVE CURRENT TAG AND REGISTRATION.	STATUS: NOTICE OF VIOLATION ISSUED ON 02/24/19 TO COMPLY BY 03/08/19, NOTICE OF HEARING ISSUED ON 03/07/19 SENT ON 03/08/19 TO APPEAR AT THE 04/02/19. COMPLIED PRIOR TO THE HEARING
3.6	CASE 2019 - 090	OWNER(S): DEPASS, DESMOND O JR & BRIDGET	STATUS: NOTICE OF VIOLATION

		<p>ADDRESS: 16951 SW 63 MANOR FOLIO: 5140 05 15 0010</p> <p>VIOLATION(S):</p> <ol style="list-style-type: none"> 1) CODE SECTION 045 – 030 (C)(5)(B), CODE SECTION 045 – 040, CODE SECTION 045 – 050 AND CODE SECTION 045 – 060 - LIVING OUT OF A RECREATIONAL VEHICLE NOT PERMITTED, WATER CONNECTION NOT ALLOWED AND RV NOT MEETING MINIMUM DWELLING REQUIREMENTS (COMPLIED) 2) CODE SECTION 045 – 030 (C)(1) – STORAGE OF VEHICLES AND TRAILERS NOT REGISTERED TO PROPERTY. (COMPLIED) 	<p>ISSUED ON 02/25/19 TO COMPLY BY 03/09/19, NOTICE OF HEARING ISSUED ON 03/13/19 TO APPEAR AT THE 04/02/19 HEARING.</p> <p>COMPLIED PRIOR TO THE HEARING.</p>
3.7	CASE 2019 - 122	<p>OWNER(S): HAUN, SHIN HAO CHENG ADDRESS: V LOT WEST OF 164 AVE ON GRIFFIN ROAD FOLIO: 5040 29 01 0374</p> <p>VIOLATION(S):</p> <ol style="list-style-type: none"> 1) CODE SECTION 045 – 030 (J)(1) - ON PREMISE SALE AND DISPLAY FOR NURSERY IS LIMITED TO PRODUCTS GROWN, RAISED OR CULTIVATED ON THE PLOT WHERE THEY ARE BEING SOLD. TRAVERTINE TILE AND PERGOLA SALE IS NOT CONSISTANT WITH THE INCIDENTALS TO A NURSERY. 	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 03/06/19 TO COMPLY BY 03/18/19, NOTICE OF HEARING ISSUED ON 03/20/19 TO APPEAR AT THE 04/02/19 HEARING.</p> <p>COMPLIED PRIOR TO THE HEARING</p>
3.8	CASE 2019 - 124	<p>OWNER(S): HAUN, SHIN HAO CHENG ADDRESS: V LOT WEST OF 164 AVE ON GRIFFIN ROAD FOLIO: 5040 29 01 0376</p> <p>VIOLATION(S):</p> <ol style="list-style-type: none"> 1) CODE SECTION 045 – 030 (J)(1) - ON PREMISE SALE AND DISPLAY FOR NURSERY IS LIMITED TO PRODUCTS GROWN, RAISED OR CULTIVATED ON THE PLOT WHERE THEY ARE BEING SOLD. TRAVERTINE TILE AND PERGOLA SALE IS NOT CONSISTANT WITH THE INCIDENTALS TO A NURSERY. 	<p>STATUS: NOTICE OF VIOLATION ISSUED ON 03/07/19 TO COMPLY BY 03/19/19, NOTICE OF HEARING ISSUED ON 03/20/19 TO APPEAR AT THE 04/02/19 HEARING.</p> <p>COMPLIED PRIOR TO THE HEARING</p>
3.9	CASE 2019 - 135	<p>OWNER(S): POTENTIAL CHURCH INC ADDRESS: 12601 STIRLING ROAD</p>	<p>STATUS: NOTICE OF HEARING ISSUED</p>

		FOLIO: 5040 35 01 0066 VIOLATION(S): 1) CODE SECTION 080 – 010 (G) AND 080 – 020 (A) – PROPERTY BEING USED AS OFF – STREET PARKING LOT FOR AN OFF – SITE BUILDING OUT SIDE THE TOWN OF SOUTHWEST RANCHES, NOT PERMITTED UNDER THE CODE	ON 03/19/19 TO APPEAR AT THE 04/02/19 HEARING ADMITTED VIOLATION AND IMPOSED A PENALTY OF \$1,500.00 TO BE PAID IN 30 DAYS. A PENALTY IN THE AMOUNT OF \$5,000.00 WILL BE IMPOSED FOR ANY OTHER INCIDENT, NO ADMINISTRATIVE FEE IMPOSED.
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4. CITATIONS

4.1	CASE 2018C-170	OWNER(S): BREARLY, RICHARD ADDRESS: 18951 SW 54 PLACE FOLIO: 5039 36 10 0300 VIOLATION(S): 1) CODE SECTION 16 - 19 – BULK OUT ON A NON-PERMITTED DATE PER CODE	STATUS: WARNING NOTICE OF VIOLATION ISSUED ON 04/26/18 FOR BULK OUT ON 04/20/18, CIVIL VIOLATION 13627 ISSUED ON 03/21/19 FOR BULK OUT ON A NON-PERMITTED DATE PER CODE FINE IN THE AMOUNT OF \$500.00 DUE TO THE TOWN OF SOUTHWEST RANCHES. FOUND IN VIOLATION AND IMPOSED A FINE OF \$500.00 PLUS \$150.00 ADMINISTRATIVE FEE.
4.2	CASE 2019C-136	OWNER(S): BLANCO, RUBEN & LISETTE M ADDRESS: 6280 SW 178 AVE FOLIO: 5140 06 19 0010 VIOLATION(S): 1) CODE SECTION 16 - 19 – ILLEGAL DUMPING OF BULK ON SWALE ACROSS PROPERTY, NOT ALLOWED UNDER THE CODE.	STATUS: CIVIL VIOLATION 13626 ISSUED ON 03/19/19. FINE IN THE AMOUNT OF \$500.00 DUE TO THE TOWN OF SOUTHWEST RANCHES. PAYMENT OF THE FINE PRIOR TO THE HEARING.

5. REPEAT VIOLATIONS:

5.1	CASE	OWNER(S): ADDRESS: FOLIO:	STATUS:
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6. FORECLOSURE REQUESTS

6.1	CASE 2018 – 430	OWNER(S): WALTER S WENDOLKOWSKI LIV TR ADDRESS: V LOT ON SW 185 WAY FOLIO: 5139 01 01 0310 VIOLATION(S): 1) CODE SECTION 005 – 080 (A) TO WIT: FILLING, GRADING WITHOUT PERMITS	STATUS: REQUEST FOR FORECLOSURE HEARING NOTICE ISSUED ON 03/12/19 TO APPEAR AT THE 04/02/19 HEARING. AMOUNT OF \$31,000.00 DUE TO THE TOWN OF SOUTHWEST RANCHES AND CONTINUES TO ACCRUE PER DAY AT \$250.00 PER DAY. FORECLOSURE AUTHORIZATION APPROVED TO BE FORECLOSED AFTER 05/06/19.
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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).