

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.**

**MINUTES**

**1. CALL SESSION TO ORDER**

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

2.1	<b>CASE  2014 - 102</b>	<b>OWNER(S):</b> GOODMAN, MAURICE D <b>ADDRESS:</b> 6410 SW 185 WAY <b>FOLIO:</b> 5139 01 01 0086  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 005 – 080 (A) –</b> WORK BEING DONE WITHOUT A PERMIT (STORAGE ROOM) 2) <b>CODE SECTION 020 – 030 –</b> PROPERTY IS OVERGROWN ALL AREAS TO INCLUDE RIGHT OF WAY 3) <b>CODE SECTION 20 – 040 (A) –</b> PROPERTY IS TO BE FREE OF JUNK AND TRASH	<b>STATUS:</b> ORDER OF CONTINUANCE ISSUED ON 09/02/14  <b>ORDER TO CONTINUE THE CASE TO 01/03/19.</b>
2.2	<b>CASE  2016 - 583</b>	<b>OWNER(S):</b> CHRIST COVENANT CHURCH INC <b>ADDRESS:</b> 4700 SW 188 AVE <b>FOLIO:</b> 5039 25 03 0180  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 095 – 040 (A) –</b> VIOLATION OF THE NIGHT SKY ORDINANCE TO WIT: GLARE	<b>STATUS:</b> 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.  <b>FOUND IN VIOLATION, IMPOSED PENALTY IN THE AMOUNT OF \$150.00 PER DAY UNTIL COMPLIED.</b>
2.3	<b>CASE  2018 - 040</b>	<b>OWNER(S):</b> EDJAC LLC <b>ADDRESS:</b> 5801 SW 210 TERRACE <b>FOLIO:</b> 5039 34 01 0631  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 045 – 060 –</b> USE OF PROPERTY NOT ALLOWED TO WIT: COMMERCIAL SALES AND MANUFACTURING OF TRAILERS ON THE PROPERTY NOT ALLOWED	<b>STATUS:</b> 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.

		<p>2) <b>CODE SECTION 070 – 030 -</b>  INSTALLATION OF PROHIBITED SIGNS  TO WIT: SIGNS ADVERTISING  COMMERCIAL OPERATION ON THE  PROPERTY NOT AGRICULTURAL  RELATED.</p>	<p><b>ORDER OF CONTINUANCE  ISSUED TO APPEAR AT THE  01/11/19.</b></p>
2.4	<p><b>CASE  2018 - 188</b></p>	<p><b>OWNER(S):</b> WINDMILL HOLDINGS VI LLC  <b>ADDRESS:</b> 18231 SW 60 STREET  <b>FOLIO:</b> 5040 31 01 0395</p> <p><b>VIOLATION(S):</b></p> <ol style="list-style-type: none"> <li>1) <b>CODE SECTION 045 – 030 (C)(1) –</b>  VEHICLES NOT REGISTERED TO  PROPERTY OWNER, STORAGE OF  EMPLOYEE VEHICLES NOT ALLOWED.</li> <li>2) <b>CODE SECTION 005 – 080 (A) –</b> FAILURE  TO FINALIZE PERMIT FOR FENCE,  PERMIT EXPIRED.</li> <li>3) <b>CODE SECTION 005 – 270 –</b> FAILURE TO  MAINTAIN RIGHT OF WAY AS  REQUIRED. RIGHT OF WAY  DETERIORATING FROM IMPROPER USE  AND VEHICLES DRIVING OFF ROAD.</li> </ol>	<p><b>STATUS:</b>  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> <p><b>REQUEST FROM THE  ATTORNEY FOR THE  PROPERTY OWNER  REQUESTED A  CONTINUANCE. ITEM  CONTINUES TO THE 01/11/19  HEARING.</b></p>
2.5	<p><b>CASE  2018 - 350</b></p>	<p><b>OWNER(S):</b> MORALES, CESAR LEON, RENE &amp;  CABRERA, EDUARDO  <b>ADDRESS:</b> 5301 SW 198 TERRACE  <b>FOLIO:</b> 5039 35 08 0200</p> <p><b>VIOLATION(S):</b></p> <ol style="list-style-type: none"> <li>1) <b>CODE SECTION 005 – 080 (A) –</b> FILLING  DONE WITHOUT A PERMIT</li> </ol>	<p><b>STATUS:</b>  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> <p><b>COMPLIANCE PRIOR TO  THE HEARING</b></p>
2.6	<p><b>CASE  2018 - 430</b></p>	<p><b>OWNER(S):</b> WALTER S WENDOLKOWSKI LIC TR  BARRY, BARBARA TRSTEE  <b>ADDRESS:</b> SW 185 WAY  <b>FOLIO:</b> 5139 01 01 0310</p> <p><b>VIOLATION(S):</b></p> <ol style="list-style-type: none"> <li>1) <b>CODE SECTION 005 – 080 (A) –</b> FILLING  AND GRADING WITHOUT PERMITS</li> </ol>	<p><b>STATUS:</b>  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>

			<b>FOUND IN VIOLATION, IMPOSED PENALTY IN THE AMOUNT OF \$250.00 PER DAY UNTIL FILL IS REMOVED FROM THE PROPERTY.</b>
2.7	<b>CASE 2018 - 432</b>	<b>OWNER(S):</b> GRIFFIN ROAD NURSERY & LANDSCAPING LLC <b>ADDRESS:</b> 4501 SW 133 AVE <b>FOLIO:</b> 5040 26 01 0010  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 070 – 120 (A)</b> – BANNERS ON PROPERTY FOR ADVERTISEMENT NOT ALLOWED UNLESS FOR GRAND OPENING, SPECIAL PROMOTIONS, HOLIDAY OR POST – HOLIDAY SALE OR CHANGE OF MANAGEMENT	<b>STATUS:</b> 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 IMPOSITION HEARING  <b>CORRECTION PRIOR TO THE HEARING</b>

### 3. NEW CASES

3.1	<b>CASE 2018 - 457</b>	<b>OWNER(S):</b> SIKH SOCIETY OF FLORIDA INC <b>ADDRESS:</b> 16000 SW 60 STREET <b>FOLIO:</b> 5140 05 02 0010  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 090 – 030 (C) AND 095 – 040 (A)</b> – VIOLATION OF THE NIGHT SKY ORDINANCE. LIGHTING RESULTING IN GLARE UNTO OTHER PROPERTIES AND / OR STREET.	<b>STATUS:</b> 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  <b>CORRECTION PRIOR TO THE HEARING</b>
3.2	<b>CASE 2018- 464</b>	<b>OWNER(S):</b> WINDMILL HOLDINGS VI LLC <b>ADDRESS:</b> 18231 SW 60 STREET <b>FOLIO:</b> 5040 31 01 0395  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 005 – 080 (A)</b> – VIOLATION OF THE CERTIFICATE OF USE APPROVAL TO WIT: LANDSCAPE MAINTENANCE BUSINESSES ANCILLARY TO NURSERIES ARE PROHIBITED. 2) <b>CODE SECTION BCC 27-236 AND 020 -030 (F)</b> – OPERATING EQUIPMENT AT EARLY / LATE HOURS CAUSING A NUISANCE TO NEIGHBORS. 3) <b>CODE SECTION 045 – 030 (C)(3)</b> – AGRICULTURAL VEHICLES BEING STORED ON PROPERTY THAT ARE NOT BEING USED ON THE PLOT.	<b>STATUS:</b> 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  <b>REQUEST FROM THE ATTORNEY FOR THE PROPERTY OWNER REQUESTED A CONTINUANCE, ITEM CONTINUES TO THE 01/11/19 HEARING.</b>

3.3	CASE 2018 - 477	<b>OWNER(S):</b> MARTINEZ, GEORGE & MARTINEZ, MARLENE <b>ADDRESS:</b> SW 190 AVE <b>FOLIO:</b> 5039 36 10 0630  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 045 – 030 (C) –</b> VEHICLES PARKED OR STORED ON AN UNIMPROVED LAND WITHOUT PERMANENT DWELLING (MOBILE HOME & BOATS)	<b>STATUS:</b> 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  <b>CORRECTION PRIOR TO THE HEARING</b>
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#### 4. CITATIONS

4.1	CASE 2018A - 043	<b>OWNER(S):</b> OPH / WESTON REALTY <b>ADDRESS:</b> 6650 DYKES ROAD <b>FOLIO:</b> 5140 04 13 0012  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 7-1(A) –</b> FALSE ALARM IN EXCESS OF (2) 5 <sup>TH</sup> FALSE ALARM	<b>STATUS:</b> CIVIL VIOLATION 13491 ISSUED ON 11/07/18  <b>PAYMENT PRIOR TO THE HEARING.</b>
4.2	CASE 2018C-407	<b>OWNER(S):</b> MOURRA, MUNIR H/E MOURRA, MARIE L CARLINE <b>ADDRESS:</b> 6990 SW 173 WAY <b>FOLIO:</b> 5140 06 18 0020  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 16 - 19 –</b> BULK OUT ON A NON-PERMITTED DATE PER CODE	<b>STATUS:</b> CIVIL VIOLATION 13614 ISSUED ON 11/9/18  AMOUNT OF \$500.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.  <b>FOUND IN VIOLATION, IMPOSED PENALTY OF \$500.00 PLUS \$150.00 ADMINISTRATIVE FEE FOR A TOTAL OF \$650.00.</b>
4.3	CASE 2018C-409	<b>OWNER(S):</b> DAVIS, MEGAN H & DAVIS, VONTAE O <b>ADDRESS:</b> 6051 SW 178 AVE <b>FOLIO:</b> 5140 06 13 0100  <b>VIOLATION(S):</b> 2) <b>CODE SECTION 16 - 19 –</b> BULK OUT ON A NON-PERMITTED DATE PER CODE	<b>STATUS:</b> CIVIL VIOLATION ISSUED  <b>AMOUNT OF \$500.00 DUE TO THE TOWN OF SOUTHWEST RANCHES.</b>  <b>FOUND IN VIOLATION, IMPOSED PENALTY OF \$500.00 PLUS \$150.00 ADMINISTRATIVE FEE FOR A TOTAL OF \$650.00.</b>

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**5. REPEAT VIOLATIONS:**

5.1	<b>CASE</b> <b>2016 - 595</b>	<b>OWNER(S):</b> DUKE, TERRELL W JR & MICHELLE <b>ADDRESS:</b> 5611 SW 136 AVE <b>FOLIO:</b> 5040 34 01 0111  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 005 – 120 (B) –</b> OPERATING BUSINESS WITHOUT CERTIFICATE OF USE TO WIT: INDUSTRIAL WORK. 2) <b>CODE SECTION 045 – 050 AND 045 – 060 –</b> PRINCIPAL PROPERTY USE IS NOT PERMITTED, TO WIT: WELDING AND OTHER NON – AGRICULTURAL RESIDENTIAL RELATED USE.	<b>STATUS:</b> REPEAT VIOLATON NOTICE OF HEARING ISSUED ON 11/15/18, TO APPEAR AT THE 12/04/18 HEARING.  <b>FOUND IN VIOLATION FOR A TOTAL OF 4 DAYS AND PENALTY IN THE AMOUNT OF \$600.00 IMPOSED.</b>
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**6. FORECLOSURE REQUESTS**

6.1	<b>CASE</b> <b>2017 – 591</b>	<b>OWNER(S):</b> IGLESIA CRISTIANA SENALES DE VIDA INC. <b>ADDRESS:</b> 20850 GRIFFIN ROAD <b>FOLIO:</b> 5039 27 03 0010  <b>VIOLATION(S):</b> 1) <b>CODE SECTION 020 – 030 AND 020 – 040</b> TO WIT: FAILURE TO MAINTAIN PROPERTY TO WIT: DOWN TREES ON THE RIGHT OF WAY.	<b>STATUS:</b> 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.  <b>PAYMENT OF VIOLATION PRIOR TO THE HEARING.</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).