

Town of Southwest Ranches  
Code Compliance Division  
13400 Griffin Road  
Southwest Ranches, FL 33330  
Phone (954) 434-0008  
Fax (954) 434-1490

**SPECIAL MAGISTRATE AGENDA**  
**March 3<sup>rd</sup>, 2026**  
**9:00 A.M**

1. **CALL SESSION TO ORDER**
2. **NON-COMPLIANCE CASE(S) & IMPOSITION OF PENALTY/LIEN**

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| <b>2.1</b> | <b>CASE<br/>2025-556</b> | <b>OWNER(S):</b> 7101 SW 185 WAY LLC SANG,<br>MICHAEL<br><b>ADDRESS:</b> 7101 SW 185 WAY<br><b>FOLIO:</b> 5139 01 01 0632<br><b>VIOLATION(S):</b> <b>TSWR SEC.045-050, 045-060</b><br>PROHIBITED USE OF THE PROPERTY;<br>OPERATING A RESTAURANT FROM THE<br>PROPERTY. | <b>STATUS:</b><br>NOTICE OF VIOLATION<br>ISSUED ON 12/17/2025.<br><br>NOTICE OF HEARING ISSUED<br>ON 01/23/2026 TO APPEAR ON<br>02/03/2026 FOR HEARING.<br><br><b>FOUND IN VIOLATION:</b><br>FINAL ORDER GIVING UNTIL<br>02/13/2026 TO COMPLY OR<br>APPEAR AT THE 03/03/2026<br>HEARING. IF NOT IN<br>COMPLIANCE, \$250 A DAY<br>FINE THEREAFTER UNTIL<br>COMPLIANCE IS MET.<br>\$150 ADMINISTRATIVE COSTS.<br><br>COMPLIANCE ACHIEVED<br>02/23/2026 |
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**3. NEW CASES**

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| <b>3.1</b> | <b>CASE<br/>2025-447</b> | <b>OWNER(S):</b> M & J INVESTMENT OF MIAMI INC<br><b>ADDRESS:</b> 5350 SW 210 TER<br><b>FOLIO:</b> 5039 34 01 0301<br><b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080(A)</b><br>WORK WITHOUT PERMIT, FILLING ON<br>PROPERTY WITHOUT APPROVAL OR PERMIT. | <b>STATUS:</b><br>NOTICE OF VIOLATION<br>ISSUED ON 10/03/2025.<br><br>NOTICE OF HEARING ISSUED<br>ON 02/11/2026 TO APPEAR ON<br>03/03/2026 FOR HEARING. |
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| 3.2 | <b>CASE<br/>2025-531</b> | <b>OWNER(S):</b> BRUMMER, RAPHAEL<br><b>ADDRESS:</b> 17850 SW 50 CT<br><b>FOLIO:</b> 5040 31 01 0191<br><b>VIOLATION(S):</b> <b>TSWR CODE SEC. 005-080(A)</b><br>WORK WITHOUT A PERMIT, BUILT<br>ACCESSORY STRUCTURE WITHOUT A PERMIT<br>(CARPORT) PERMIT REFERENCE #SWR24-<br>008662.  | <b>STATUS:</b><br>NOTICE OF VIOLATION<br>ISSUED ON 11/24/2025.<br><br>NOTICE OF HEARING ISSUED<br>ON 02/11/2026 TO APPEAR ON<br>03/03/2026 FOR HEARING.   |
| 3.3 | <b>CASE<br/>2025-534</b> | <b>OWNER(S):</b> JAMES, JOSEPH & TESSY<br><b>ADDRESS:</b> 12700 STIRLING RD<br><b>FOLIO:</b> 5140 02 01 0062<br><b>VIOLATION(S):</b> <b>TSWR SEC. 110-070 (C)(8)</b><br>BEST MANAGEMENT PRACTICES (BMPS).<br>PRIOR TO DISCHARGE TO SURFACE WATER OR<br>GROUNDWATER, BMPS WILL BE USED TO<br>REDUCE POLLUTANT DISCHARGE. FAILING TO<br>INSTALL A TURBIDITY BARRIER TO PREVENT<br>SEDIMENT RUNOFF INTO THE ADJACENT<br>WATERWAY.  | <b>STATUS:</b><br>NOTICE OF VIOLATION<br>ISSUED ON 12/04/2025.<br><br>NOTICE OF HEARING ISSUED<br>ON 02/11/2026 TO APPEAR ON<br>03/03/2026 FOR HEARING.<br><br><b>COMPLIED PRIOR TO<br/>HEARING</b> |
| 3.4 | <b>CASE<br/>2026-004</b> | <b>OWNER(S):</b> CELADA, HERNANDO<br><b>ADDRESS:</b> 17801 SW 52 CT<br><b>FOLIO:</b> 5040 31 01 0210<br><b>VIOLATION(S):</b> <b>TSWR SEC. 095-030 (C)</b><br>PROHIBITED OUTDOOR LIGHTING THAT<br>RESULTS IN GLARE ONTO ADJACENT<br>PROPERTIES OR STREETS; PROVIDED THAT<br>FIXTURES ACTIVATED ONLY WHEN MOTION<br>IS DETECTED WITHIN THE PROPERTY UPON<br>WHICH THEY ARE LOCATED MAY CAUSE<br>GLARE IF THE FIXTURE SHUTS OFF WITHIN<br>FIVE (5) MINUTES OF BEING ACTIVATED, IS<br>NOT AIMED AT ANY RESIDENTIAL WINDOW,<br>AND IS NOT CONSISTENTLY ACTIVATED BY<br>HUMAN ACTIVITY OR ANIMAL ACTIVITY<br>AFTER 11:00 P.M. | <b>STATUS:</b><br>NOTICE OF VIOLATION<br>ISSUED ON 01/15/2026.<br><br>NOTICE OF HEARING ISSUED<br>ON 02/02/2026 TO APPEAR ON<br>03/03/2026 FOR HEARING.   |

- 4. CITATIONS
- 5. RE-HEARINGS
- 6. FORECLOSURE REQUESTS

**7. REPEAT VIOLATION**

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| <p><b>7.1</b></p> | <p><b>CASE</b><br/><b>2025-108</b></p> | <p><b>OWNER(S):</b> GARAJ, MOHAMED F &amp; ZEENA F<br/>GARAJ, TAARIK<br/><b>ADDRESS:</b> 17401 SW 54 ST<br/><b>FOLIO:</b> 5040 31 01 0048<br/><b>VIOLATION(S):</b> <b>TSWR CODE 045-030(C)(4)(a), 045-030 (C)(1), 020-040 (A)</b></p> <p>1- STORAGE OF COMMERCIAL VEHICLES EXCEEDING (2) ALL VEHICLES AND EQUIPMENT PARKED OR STORED MUST BE REGISTERED TO A PERMANENT, FULL-TIME RESIDENT OF THE PREMISES.</p> <p>2- DUTY TO MAINTAIN PROPERTY. PROPERTY TO BE KEPT FREE OF JUNK, UNMAINTAINED STRUCTURES. IT SHALL BE THE RESPONSIBILITY OF ALL PROPERTY OWNERS IN THE TOWN TO MAINTAIN THEIR PROPERTY AND CONTIGUOUS SWALE FREE OF JUNK VEHICLES AND VESSELS, JUNK ITEMS, GARBAGE, TRASH, LITTER, DEBRIS AND UNMAINTAINED BUILDINGS OR STRUCTURES.</p> | <p><b>STATUS:</b><br/>NOTICE OF VIOLATION ISSUED ON 03/31/2025.</p> <p>NOTICE OF HEARING ISSUED ON 05/20/2025 TO APPEAR ON 07/08/2025 FOR HEARING.</p> <p>FOUND IN VIOLATION:<br/>GIVEN UNTIL 09/02/2025 TO COMPLY WITH VIOLATION OR TO APPEAR AT THE 09/03/2025 HEARING IF NOT IN COMPLIANCE.<br/>A FINE IN THE AMOUNT OF \$150.00 A DAY IF NOT IN COMPLIANCE THEREAFTER. ADMINISTRATIVE COST IS WAIVED.</p> <p>AMENDED FINAL ORDER GIVEN UNTIL 09/18/2025 TO COMPLY OR TO APPEAR FOR HEARING ON 10/07/2025 IF NOT IN COMPLIANCE.<br/>A FINE IN THE AMOUNT OF \$250 A DAY AS OF 09/03/2025</p> <p>COMPLIANCE LETTER SENT VIA MAIL 10/07/2025.</p> <p>CASE REOPENED DUE TO REPEAT VIOLATION.</p> <p>NOTICE OF HEARING ISSUED ON 01/13/2026 TO APPEAR ON 02/03/2026 FOR HEARING.</p> <p>FOUND IN VIOLATION:<br/>GIVEN 10 DAYS, FEBRUARY 13<sup>TH</sup>, TO COME INTO COMPLIANCE OR A FINE IN THE AMOUNT OF \$500 PER DAY THEREAFTER UNTIL THE PROPERTY COMES INTO COMPLIANCE.</p> |
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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).