CITY OF TAMARAC
SPECIAL MAGISTRATE HEARING

7525 NW 88 Avenue
Tamarac, FL 33321
Wednesday, July 2, 2025
2:00 PM

---

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Swearing in of Witnesses**

4. **Approval of Minutes**

4.1 **Meeting Minutes 6-4-2025**

5. **Violation Hearing**

5.1 **Special Magistrate Hearing 7-2-2025 Agenda**

6. **Adjournment**

All meetings are open to the public. Cases are subjected to change based on compliance.

Pursuant to Chapter 286.0105, Florida Statutes, if a person decides to appeal any decision made at this meeting with respect to any matter considered at such meeting by the Special Magistrate, they may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based.

The City of Tamarac complies with the provisions of the Americans with Disabilities Act. If you are a person requiring any accommodations, or assistance, please notify the City of such need at least 48 hours (2 days) in advance of the meeting. Additionally, if you are hearing or speech impaired and need assistance, you may contact the Florida Relay Service by dialing 7-1-1.

TAMARAC
The City For Your Life

AGENDA ITEM NO. 4.1

SPECIAL MAGISTRATE AGENDA ITEM REPORT

DATE:	July 2, 2025
SUBMITTED BY:	Michelle Fontanez
ITEM TYPE:	Other
AGENDA SECTION:	Approval of Minutes
TITLE:	Meeting Minutes 6-4-2025

ATTACHMENTS:
Special Magistrate Meeting Minutes - 6-4 2025 Hearing.1 DRAFT.pdf

Otoniel (Tony) Palacios
Chief Building Official / Building Director

SPECIAL MAGISTRATE MEETING MINUTES
WEDNESDAY JUNE 4, 2025
2:00 PM
7525 NW 88TH AVENUE
TAMARAC, FL 33321

1. **CALL TO ORDER**
Eugene M. Steinfeld, Special Magistrate, called the meeting to order Wednesday, June 4, 2025 at 2:00 P.M., in the Tamarac City Hall Commission Chambers.

2. **ROLL CALL**
STAFF PRESENT:

Tony Palacios, Building Official / Director
Diko Alexander, Building Inspector, A.B.O.
Cary Bauer, Chief Plumbing Inspector
Juan Villanueva, Building Inspector
Adolfo Evia, Chief Building Inspector
Anthony Penevolpe, Chief Mechanical Inspector
Benjamin Stegman, Mechanical Inspector
Maria Aviles, Senior Office Assistant
Michelle Fontanez, Administrative Assistant

3. **PLEDGE OF ALLEGIANCE**
The Pledge of Allegiance was recited.

4. **ORDER OF BUSINESS**
Any individuals wishing to speak were sworn in.

RESPONDENT:

Laraine Walker
Carlos Garrafa
Magda Espinosa
Steve Katz
Clever Sanchez Sr.
Jonelle Williams
Michael Feldman, Esq.
Maria Marciano
Barbara Virt
Dan Carrara
Tim Lowe
Patrick Sandabeun
Jeremy Bernard
Alussa Abrahim
Matt Gold

DRAFT

RESPONDENT CONTINUED:

Paula Thorpe
Alex Waldo
Arslan Rana
Curtis Conner
Wendell Locke
Ellen Lev
Frantz Joseph
Ryan Mangal
Cynthia Jean Medor

Mr. Steinfeld approved the minutes of May 7, 2025, as submitted.

DRAFT

VIOLATION HEARING:

Item # 2
24-10200087
3000 W Prospect Road
Cristo La Roca Ministerio Internacional, Inc.
The respondent was not present, and the property is not in compliance.
Special Magistrate recommendations: 90 days for compliance deadline 9-2-2025, or penalty hearing 9-3-2025. Special Magistrate administrative fee due $75.00.

Item # 3
24-10200098
8060 Fairview Drive #201
ZX Home LLC
The respondent, Carlos Garrafa, was present, and the property was not in compliance.
Special Magistrate recommends: 90 days for compliance deadline 9-2-2025, or penalty hearing 9-3-2025. Special Magistrate administrative fee due $75.00.

Item # 4
24-10200167
7631 NW 84 Lane
Timothy Lowe Sr.
The respondent, Tim Lowe, was present, and the property is not in compliance.
Special Magistrate recommends: 90 days for compliance deadline 9-2-2025, or penalty hearing 9-3-2025. Special Magistrate administrative fee due $75.00.

Item # 5
23-10200252
9626 W McNab Road
Magdalena Velasquez & Katherine Cabrera
The respondent was not present, and the property is not in compliance.
Special Magistrate recommends: 60 days for compliance deadline 8-3-2025, or daily fines of $100.00 begins 8-4-2025 until complied.

Item # 6
24-10200070
7718 Granville Drive
Nur Daya
The respondent was not present, and the property is not in compliance.
Special Magistrate recommends: 90 days for compliance deadline 9-2-2025, or penalty hearing 9-3-2025. Special Magistrate administrative fee due $75.00.

DRAFT

Item # 7
24-10200071
6540 N University Drive
Mural TML LLC
The respondent, Matt Gold, Esq., was present, and the property is not in compliance.
Special Magistrate recommends: 90 days for compliance deadline 9-2-2025, or penalty hearing 9-3-2025. Special Magistrate administrative fee due $75.00.

Item # 8
24-10200072
9130 Pershore Place
Santa Fajardo & Erickson Fajardo
The respondent was not present, and the property is not in compliance.
Special Magistrate recommends: 90 days for compliance deadline 9-2-2025, or penalty hearing 9-3-2025. Special Magistrate administrative fee due $75.00.

Item # 9
24-10200083
6194 A Laurel Lane
Kevin Williams & Jonelle Williams
The respondent, Jonelle Williams, was present, and the property is not in compliance.
Special Magistrate recommends: 90 days for compliance deadline 9-2-2025, or penalty hearing 9-3-2025. Special Magistrate administrative fee due $75.00.

Item # 10
24-10200084
6185 D Live Oak Court
Shereece Miller
The respondent was not present, and the property is not in compliance.
Special Magistrate recommends: 180 days for compliance deadline 12-1-2025, or penalty hearing 12-3-2025. Special Magistrate administrative fee due $75.00.

Item # 12
24-10200086
6187 D Laurel Lane
Chris Conner
The respondent, Chris Conner, was present, and the property is not in compliance.
Special Magistrate recommends: 90 days for compliance deadline 9-2-2025, or penalty hearing 9-3-2025. Special Magistrate administrative fee due $75.00.

DRAFT

Item # 13
24-10200097
6751 N University Drive, Building 6
Concord Village X1 Condominium Association, Inc.
The respondent, Ellen Lev, was present, and the property is not in compliance.
Special Magistrate recommends: 90 days for compliance deadline 9-2-2025, or penalty hearing 9-3-2025. Special Magistrate administrative fee due $75.00.

Item # 14
24-10200099
9604 NW 80 Court
Shayan Zabihi
The respondent was not present, and the property is not in compliance.
Special Magistrate recommends: 90 days for compliance deadline 9-2-2025, or penalty hearing 9-3-2025. Special Magistrate administrative fee due $75.00.

Item # 15
24-10200136
7711 Granville Drive
Audrey Barad & Paul Barad
The respondent was not present, and the property is not in compliance.
Special Magistrate recommends: 90 days for compliance deadline 9-2-2025, or penalty hearing 9-3-2025. Special Magistrate administrative fee due $75.00.

Item # 16
24-10200149
5190 E Sabal Palm Blvd #101
Laraine Walker
The respondent, Laraine Walker, was present, and the property is not in compliance.
Special Magistrate recommends: 90 days for compliance deadline 9-2-2025, or penalty hearing 9-3-2025. Special Magistrate administrative fee due $75.00.

Item # 17
23-10200268
6691 N Nob Hill Road
Hub-Holy United Believers International, Inc.
The respondent, Alex Waldo, was present, and the property is not in compliance.
Special Magistrate recommends: 60 days for compliance deadline 8-3-2025, or daily fines of $100.00 begins 8-4-2025, until complied.

Item # 18
24-10200175
6000 NW 71 Avenue
Basantie Ugrah
The respondent, Alussa Abrahim, was present, and the property is not in compliance.
Special Magistrate recommends: 90 days for compliance deadline 9-2-2025, or penalty hearing 9-3-2025. Special Magistrate administrative fee due $75.00.

DRAFT

Item # 19
25-10200094
7770 NW 78 Avenue, Building 2
Selwyn Midora Owner, LLC.
The respondent, Maria Marciano, was present, and the property is not in compliance.
Special Magistrate recommends: Signed and sealed Engineer letters must be submitted, uploaded and approved to the Building Department by 6-18-2025, stating the building is structurally and electrically safe for continued occupancy while repairs are being done. Failure to do so will result in a fine of $100.00 per day beginning 6-19-2025, until violation has been corrected. If the Engineer letter has been submitted, uploaded and approved to the Building Department on or before 6-18-2025, the violation(s) must be corrected by 9-2-2025, or attend penalty hearing on 9-3-2025. Special Magistrate administrative fee due $75.00.

Item # 20
25-10200095
7780 NW 78 Avenue
Selwyn Midora Owner, LLC.
The respondent, Maria Marciano, was present, and the property is not in compliance.
Special Magistrate recommends: Signed and sealed Engineer letters must be submitted, uploaded and approved to the Building Department by 6-18-2025, stating the building is structurally and electrically safe for continued occupancy while repairs are being done. Failure to do so will result in a fine of $100.00 per day beginning 6-19-2025, until violation has been corrected. If the Engineer letter has been submitted, uploaded and approved to the Building Department on or before 6-18-2025, the violation(s) must be corrected by 9-2-2025, or attend penalty hearing on 9-3-2025. Special Magistrate administrative fee due $75.00.

Item # 21
25-10200096
7750 NW 78 Avenue
Selwyn Midora Owner, LLC.
The respondent, Maria Marciano, was present, and the property is not in compliance.
Special Magistrate recommends: Signed and sealed Engineer letters must be submitted, uploaded and approved to the Building Department by 6-18-2025, stating the building is structurally and electrically safe for continued occupancy while repairs are being done. Failure to do so will result in a fine of $100.00 per day beginning 6-19-2025, until violation has been corrected. If the Engineer letter has been submitted, uploaded and approved to the Building Department on or before 6-18-2025, the violation(s) must be corrected by 9-2-2025, or attend penalty hearing on 9-3-2025. Special Magistrate administrative fee due $75.00.

Item # 22
25-10200097
7790 NW 78 Avenue
Selwyn Midora Owner, LLC.
The respondent, Maria Marciano, was present, and the property is not in compliance.
Special Magistrate recommends: Signed and sealed Engineer letters must be submitted, uploaded and approved to the Building Department by 6-18-2025, stating the building is structurally and electrically safe for continued occupancy while repairs are being done. Failure to do so will result in a fine of $100.00 per day beginning 6-19-2025, until violation has been corrected. If the Engineer letter has been submitted, uploaded and approved to the Building Department on or before 6-18-2025, the violation(s) must be corrected by 9-2-2025, or attend penalty hearing on 9-3-2025. Special Magistrate administrative fee due $75.00.

DRAFT

Item # 23
25-10200098
7760 NW 78 Avenue
Selwyn Midora Owner, LLC.
The respondent, Maria Marciano, was present, and the property is not in compliance.
Special Magistrate recommends: Signed and sealed Engineer letters must be submitted, uploaded and approved to the Building Department by 6-18-2025, stating the building is structurally and electrically safe for continued occupancy while repairs are being done. Failure to do so will result in a fine of $100.00 per day beginning 6-19-2025, until violation has been corrected. If the Engineer letter has been submitted, uploaded and approved to the Building Department on or before 6-18-2025, the violation(s) must be corrected by 9-2-2025, or attend penalty hearing on 9-3-2025. Special Magistrate administrative fee due $75.00.

Item # 24
25-10200100
7201 – 7271 Fairfax Drive
Fairfax Condominium A Association, Inc.
The respondent, Steve Katz, was present, and the property is not in compliance.
Special Magistrate recommends: Signed and sealed Engineer letters must be submitted, uploaded and approved to the Building Department by 6-18-2025, stating the building is structurally and electrically safe for continued occupancy while repairs are being done. Failure to do so will result in a fine of $100.00 per day beginning 6-19-2025, until violation has been corrected. If the Engineer letter has been submitted, uploaded and approved to the Building Department on or before 6-18-2025, the violation(s) must be corrected by 9-2-2025, or attend penalty hearing on 9-3-2025. Special Magistrate administrative fee due $75.00.

Item # 25
25-10200101
7200 – 7270 Fairfax Drive
Fairfax Condominium B Association, Inc.
The respondent, Steve Katz, was present, and the property is not in compliance.
Special Magistrate recommends: Signed and sealed Engineer letters must be submitted, uploaded and approved to the Building Department by 6-18-2025, stating the building is structurally and electrically safe for continued occupancy while repairs are being done. Failure to do so will result in a fine of $100.00 per day beginning 6-19-2025, until violation has been corrected. If the Engineer letter has been submitted, uploaded and approved to the Building Department on or before 6-18-2025, the violation(s) must be corrected by 9-2-2025, or attend penalty hearing on 9-3-2025. Special Magistrate administrative fee due $75.00.

Item # 26
25-10200102
7310 – 7380 Fairfax Drive
Fairfax Condominium C Association, Inc.
The respondent, Steve Katz, was present, and the property is not in compliance.
Special Magistrate recommends: Signed and sealed Engineer letters must be submitted, uploaded and approved to the Building Department by 6-18-2025, stating the building is structurally and electrically safe for continued occupancy while repairs are being done. Failure to do so will result in a fine of $100.00 per day beginning 6-19-2025, until violation has been corrected. If the Engineer letter has been submitted, uploaded and approved to the Building Department on or before 6-18-2025, the violation(s) must be corrected by 9-2-2025, or attend penalty hearing on 9-3-2025. Special Magistrate administrative fee due $75.00.

DRAFT

Item # 27
25-10200103
7400 – 7470 Fairfax Drive
Fairfax Condominium D Association, Inc.
The respondent, Steve Katz, was present, and the property is not in compliance.
Special Magistrate recommends: Signed and sealed Engineer letters must be submitted, uploaded and approved to the Building Department by 6-18-2025, stating the building is structurally and electrically safe for continued occupancy while repairs are being done. Failure to do so will result in a fine of $100.00 per day beginning 6-19-2025, until violation has been corrected. If the Engineer letter has been submitted, uploaded and approved to the Building Department on or before 6-18-2025, the violation(s) must be corrected by 9-2-2025, or attend penalty hearing on 9-3-2025. Special Magistrate administrative fee due $75.00.

Item # 28
25-10200104
7301 – 7371 Fairfax Drive
Fairfax Condominium E Association, Inc.
The respondent, Steve Katz, was present, and the property is not in compliance.
Special Magistrate recommends: Signed and sealed Engineer letters must be submitted, uploaded and approved to the Building Department by 6-18-2025, stating the building is structurally and electrically safe for continued occupancy while repairs are being done. Failure to do so will result in a fine of $100.00 per day beginning 6-19-2025, until violation has been corrected. If the Engineer letter has been submitted, uploaded and approved to the Building Department on or before 6-18-2025, the violation(s) must be corrected by 9-2-2025, or attend penalty hearing on 9-3-2025. Special Magistrate administrative fee due $75.00.

Item # 29
25-10200105
7401 – 7483 Fairfax Drive
Fairfax Condominium F Association, Inc.
The respondent, Steve Katz, was present, and the property is not in compliance.
Special Magistrate recommends: Signed and sealed Engineer letters must be submitted, uploaded and approved to the Building Department by 6-18-2025, stating the building is structurally and electrically safe for continued occupancy while repairs are being done. Failure to do so will result in a fine of $100.00 per day beginning 6-19-2025, until violation has been corrected. If the Engineer letter has been submitted, uploaded and approved to the Building Department on or before 6-18-2025, the violation(s) must be corrected by 9-2-2025, or attend penalty hearing on 9-3-2025. Special Magistrate administrative fee due $75.00.

Item # 30
25-10200106
7500 – 7582 Fairfax Drive
Fairfax Condominium G Association, Inc.
The respondent, Steve Katz, was present, and the property is not in compliance.
Special Magistrate recommends: Signed and sealed Engineer letters must be submitted, uploaded and approved to the Building Department by 6-18-2025, stating the building is structurally and electrically safe for continued occupancy while repairs are being done. Failure to do so will result in a fine of $100.00 per day beginning 6-19-2025, until violation has been corrected. If the Engineer letter has been submitted, uploaded and approved to the Building Department on or before 6-18-2025, the violation(s) must be corrected by 9-2-2025, or attend penalty hearing on 9-3-2025. Special Magistrate administrative fee due $75.00.

DRAFT

Item # 31
25-10200107
7501 – 7583 Fairfax Drive
Fairfax Condominium H Association, Inc.
The respondent, Steve Katz, was present, and the property is not in compliance.
Special Magistrate recommends: Signed and sealed Engineer letters must be submitted, uploaded and approved to the Building Department by 6-18-2025, stating the building is structurally and electrically safe for continued occupancy while repairs are being done. Failure to do so will result in a fine of $100.00 per day beginning 6-19-2025, until violation has been corrected. If the Engineer letter has been submitted, uploaded and approved to the Building Department on or before 6-18-2025, the violation(s) must be corrected by 9-2-2025, or attend penalty hearing on 9-3-2025. Special Magistrate administrative fee due $75.00.

Item # 32
25-10200108
7600 – 7668 Fairfax Drive
Fairfax Condominium I Association, Inc.
The respondent, Steve Katz, was present, and the property is not in compliance.
Special Magistrate recommends: Signed and sealed Engineer letters must be submitted, uploaded and approved to the Building Department by 6-18-2025, stating the building is structurally and electrically safe for continued occupancy while repairs are being done. Failure to do so will result in a fine of $100.00 per day beginning 6-19-2025, until violation has been corrected. If the Engineer letter has been submitted, uploaded and approved to the Building Department on or before 6-18-2025, the violation(s) must be corrected by 9-2-2025, or attend penalty hearing on 9-3-2025. Special Magistrate administrative fee due $75.00.

Item # 33
23-10200227
7302 NW 63 Street
Cynthia Jean Medor
The respondent, Cynthia Jean Medor, was present, and the property is not in compliance.
Special Magistrate recommends: Amend Final Order 90 days for compliance deadline 9-2-2025, or penalty hearing 9-3-2025.

Item # 34
23-10200229
6004 Royal Poinciana Lane
Abdul Rehman Hadi & Arslan Ur Rehman Rana
The respondent, Arslan Rana, was present and the property is not in compliance.
Special Magistrate recommends: 90 days for compliance deadline 9-2-2025, or daily fines of $100.00 begins 9-3-2025, until complied.

Item # 37
23-10200246
4577 NW 19 Way
Jaimini D Samaroo & Ryan Mangal
The respondent, Ryan Mangal, was and the property is not in compliance.
Special Magistrate recommends: 90 days for compliance deadline 9-2-2025, or daily fines of $100.00 begins 9-3-2025, until complied.

DRAFT

Item # 38
23-10200251
7203 NW 67 Street
Assaf Hizkiya
The respondent was not present, and the property is not in compliance.
Special Magistrate recommends: 60 days for compliance deadline 8-3-2025, or daily fines of $100.00 begins 8-4-2025 until complied.

Item # 39
23-10200316
7180 – 7186 N University Drive
Harvest International Investments LLC
The respondent was not present, and the property is not in compliance.
Special Magistrate recommends: 30 days for compliance deadline 7-4-2025, or penalty hearing 8-6-2025. Special Magistrate administrative fee due $75.00.

Item # 40
24-10200061
7814 NW 72 Avenue
Clever F Sanchez Sr. & Clever F Sanchez, Jr.
The respondent, Clever Sanchez, Sr., was present, and the property is not in compliance.
Special Magistrate recommends: 90 days for compliance deadline 9-2-2025, or penalty hearing 9-3-2025. Special Magistrate administrative fee due $75.00.

Item # 41
24-10200064
5801 NW 62 Avenue # 306
Alvaro Ossa Lenis
The respondent was not present, and the property is not in compliance.
Special Magistrate recommends: 90 days for compliance deadline 9-2-2025, or penalty hearing 9-3-2025. Special Magistrate administrative fee due $75.00.

Item # 42
24-10200065
5801 NW 62 Avenue # 305
Barbara N Virt
The respondent, Barbara Virt, was present, and the property is not in compliance.
Special Magistrate recommends: 90 days for compliance deadline 9-2-2025, or penalty hearing 9-3-2025. Special Magistrate administrative fee due $75.00.

Item # 43
24-10200066
5801 NW 62 Avenue, Building 22
Bermuda Club Community Association, Inc.
The respondent, Michael Feldman, Esq., was present, and the property is not in compliance.
Special Magistrate recommends: 90 days for compliance deadline 9-2-2025, or penalty hearing 9-3-2025. Special Magistrate administrative fee due $75.00.

DRAFT

Item # 44
24-10200068
2401 NW 53 Street
Rene Jose Tazioli & Ana Sandoval
The respondent was not present, and the property is not in compliance.
Special Magistrate recommends: 90 days for compliance deadline 9-2-2025, or penalty hearing 9-3-2025. Special Magistrate administrative fee due $75.00.

Item # 45
24-10200069
4910 NW 52 Street
Karen Caron
The respondent was not present, and the property is not in compliance.
Special Magistrate recommends: 90 days for compliance deadline 9-2-2025, or penalty hearing 9-3-2025. Special Magistrate administrative fee due $75.00.

Item # 46
24-10200075
4703 NW 30 Terrace
Daniel J Carrara
The respondent, Daniel Carrara, was present, and the property is not in compliance.
Special Magistrate recommends: 90 days for compliance deadline 9-2-2025, or penalty hearing 9-3-2025. Special Magistrate administrative fee due $75.00.

Item # 47
24-10200076
6714 NW 57 Drive
Fredrick Battle & Teresa Evett Battle
The respondent was not present, and the property is not in compliance.
Special Magistrate recommends: 90 days for compliance deadline 9-2-2025, or penalty hearing 9-3-2025. Special Magistrate administrative fee due $75.00.

Item # 48
24-10200082
4816 NW 58 Street
Frantz Joseph
The respondent, Frantz Joseph, was present, and the property is not in compliance.
Special Magistrate recommends: 90 days for compliance deadline 9-2-2025, or penalty hearing 9-3-2025. Special Magistrate administrative fee due $75.00.

Item # 49
24-10200095
6705 NW 71 Street
Magda Espinosa
The respondent, Magda Espinosa, was present, and the property is not in compliance.
Special Magistrate recommends: 90 days for compliance deadline 9-2-2025, or penalty hearing 9-3-2025. Special Magistrate administrative fee due $75.00.

DRAFT

Item # 51
24-10200133
2718 NW 53 Street
Nicole Loren Rodriguez
The respondent was not present, and the property is not in compliance.
Special Magistrate recommends: 90 days for compliance deadline 9-2-2025, or penalty hearing 9-3-2025. Special Magistrate administrative fee due $75.00.

Item # 53
24-10200135
7103 Mimosa Way
Paula Elaine Thorpe
The respondent, Paula Thorpe, was present, and the property is not in compliance.
Special Magistrate recommends: 90 days for compliance deadline 9-2-2025, or penalty hearing 9-3-2025. Special Magistrate administrative fee due $75.00. ,

Item # 55
24-10200172
3915 W Commercial Blvd
Northeast Corner LLC
The respondent was not present, and the property is not in compliance.
Special Magistrate recommends: 90 days for compliance deadline 9-2-2025, or penalty hearing 9-3-2025. Special Magistrate administrative fee due $75.00.

Item # 56
24-10200178
8409 NW 59 Place
Jorge Escalante
The respondent was not present, and the property is not in compliance.
Special Magistrate recommends: 90 days for compliance deadline 9-2-2025, or penalty hearing 9-3-2025. Special Magistrate administrative fee due $75.00.

Item # 57
24-10200181
5207 Woodlands Blvd
Cameron C Brown & Susan Giscombe
The respondent was not present, and the property is not in compliance.
Special Magistrate recommends: 90 days for compliance deadline 9-2-2025, or penalty hearing 9-3-2025. Special Magistrate administrative fee due $75.00.

Item # 59
25-10200063
8411 Lagos De Campo Blvd #306
Nexfi LLC
The respondent, Jeremy Bernard, was present, and the property is not in compliance.
Special Magistrate recommends: 60 days for compliance deadline 8-3-2025, or penalty hearing 8-6-2025. Special Magistrate administrative fee due $75.00.

DRAFT

5. ADJOURMENT

There being nothing further to discuss, Mr. Steinfeld adjourned the meeting at 3:28p.m.

_____ Date: _____
Eugene M. Steinfeld
Special Magistrate

_____ Date: _____
Otoniel (Tony) Palacios
Chief Building Official / Director

_____ Date: _____
Michelle Fontanez
Administrative Assistant

DRAFT

TAMARAC
The City For Your Life

SPECIAL MAGISTRATE AGENDA ITEM REPORT

DATE:	July 2, 2025
SUBMITTED BY:	Michelle Fontanez
ITEM TYPE:	Other
AGENDA SECTION:	Violation Hearing
TITLE:	Special Magistrate Hearing 7-2-2025 Agenda

ATTACHMENTS:
Special Magistrate Hearing 7-2-2025 Agenda.1 DRAFT.pdf

TAMARAC
The City For Your Life

Otoniel (Tony) Palacios
Chief Building Official / Building Director

CITY OF TAMARAC
SPECIAL MAGISTRATE HEARING
JULY 2, 2025, at 2:00 P.M.

The Building Division of the City of Tamarac will hold a Special Magistrate Meeting on July 2, 2025, in the Commission Chambers located at City Hall 7525 NW 88th Avenue. The attached exhibit is a listing of those cases to be heard. Consideration will be given to those persons in attendance.

A. Call to Order
B. Pledge of Allegiance
C. Swearing in of Witnesses
D. Approval of Minutes, June 4, 2025
E. Violation Hearing
F. Adjournment

All meetings are opened to the public. Cases are subjected to change based on compliance.

Pursuant to Chapter 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Special Magistrate, he/she may need to ensure that a verbatim record of the proceedings is made.

The City of Tamarac complies with the provisions of the American with Disabilities Act. If you are a disabled person requiring any accommodation or assistance, please notify the City of such needs at least 48 hours two (2 days) in advance.

DRAFT

Submitted By:

MICHELLE A. FONTANEZ — DATE
ADMINISTRATIVE ASSISTANT

OTONIEL (TONY) PALACIOS
CHIEF BUILDING OFFICIAL / DIRECTOR — DATE

DRAFT

Date: 6/2/2025

Special Magistrate Hearing
Meeting Date: 7/2/2025

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date		
1	23 - 10200311	PENALTY/NON COMPLIANCE-SM EXPIRED PERMIT	8107 NW 66 TER NICOLE LANS & ZACHARY LANS	JUAN VILLANUEVA	7-1-2025	(30) (60) (90) (120) (180) to comply fines start compliance date_____ deadline_____daily fine $100. fines start_____amend F/O____days comply_____or P/H_____ per SM continuance_____	
2	23 - 10200361	PENALTY/NON COMPLIANCE-SM EXPIRED PERMIT	5800 NW 81 TER MARISOL VALDERA & ORLANDO CUEVAS	JUAN VILLANUEVA	7-1-2025	(30) (60) (90) (120) (180) to comply fines start compliance date_____ deadline_____daily fine $100. fines start_____amend F/O____days comply_____or P/H_____ per SM continuance_____	
3	23 - 10200450	PENALTY/NON COMPLIANCE-SM RESIDENTIAL ALTERATION W/O PMT	9301 LIME BAY BLVD #208 MARIO MACHADO & FIONA JAN MACHADO	JUAN VILLANUEVA	7-1-2025	(30) (60) (90) (120) (180) to comply fines start compliance date_____ deadline_____daily fine $100. fines start_____amend F/O____days comply_____or P/H_____ per SM continuance_____	
4	23 - 10200451	PENALTY/NON COMPLIANCE-SM RESIDENTIAL ALTERATION W/O PMT	5801 NW 70 AVE FRANKLIN MOMPOINT H/E & KETUDE DAVILMA	JUAN VILLANUEVA	7-1-2025	(30) (60) (90) (120) (180) to comply fines start compliance date_____ deadline_____daily fine $100. fines start_____amend F/O____days comply_____or P/H_____ per SM continuance_____	
5	24 - 10200006	PENALTY/NON COMPLIANCE-SM BUILDING MISCELLANEOUS	6615 NW 98 AVE PATRICK D ELLIS	JUAN VILLANUEVA	7-1-2025	(30) (60) (90) (120) (180) to comply fines start compliance date_____ deadline_____daily fine $100. fines start_____amend F/O____days comply_____or P/H_____ per SM continuance_____	

DRAFT

Date: 6/2/2025

Special Magistrate Hearing
Meeting Date: 7/2/2025

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date		
6	24 - 10200216	FIRST TIME VIOLATION-SM RESIDENTIAL ALTERATION W/O PMT	7802 NW 68 TER BRYAN ROBERTS	JUAN VILLANUEVA		(30) (60) (90) (120) (180) to comply comply by ____days by_____ or P/H_____ per SM continuance on_____ **SM admin fee due $75.00 Y / N**	
7	24 - 10200229	FIRST TIME VIOLATION-SM UNSAFE CONDITION	7401 NW 85 ST #105 MURTADHA PROPERTIES LLC	JUAN VILLANUEVA		(30) (60) (90) (120) (180) to comply comply by ____days by_____ or P/H_____ per SM continuance on_____ **SM admin fee due $75.00 Y / N**	
8	23 - 10200232	PENALTY/NON COMPLIANCE-SM EXPIRED PERMIT	4400 QUEEN PALM LN SHANNON S ISHMAEL	DIKO ALEXANDER	7-1-2025	(30) (60) (90) (120) (180) to comply fines start compliance date_____ deadline_____daily fine $100. fines start_____amend F/O____days comply_____or P/H_____ per SM continuance_____	
9	23 - 10200296	PENALTY/NON COMPLIANCE-SM FENCE W/O PMT	8200 NW 70 AVE DAYSHA A THORNTON & SHERMAN THORNTON	DIKO ALEXANDER	7-1-2025	(30) (60) (90) (120) (180) to comply fines start compliance date_____ deadline_____daily fine $100. fines start_____amend F/O____days comply_____or P/H_____ per SM continuance_____	
10	23 - 10200301	PENALTY/NON COMPLIANCE-SM RESIDENTIAL ALTERATION W/O PMT	4802 NW 28 AVE RUTH R CALIXTE	DIKO ALEXANDER	7-1-2025	(30) (60) (90) (120) (180) to comply fines start compliance date_____ deadline_____daily fine $100. fines start_____amend F/O____days comply_____or P/H_____ per SM continuance_____	

DRAFT

Date: 6/2/2025

Special Magistrate Hearing
Meeting Date: 7/2/2025

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date		
11	23 - 10200314	PENALTY/NON COMPLIANCE-SM EXPIRED PERMIT	4560 NW 16 WAY DEIVIS O PALACIO	DIKO ALEXANDER	7-1-2025	(30) (60) (90) (120) (180) to comply fines start compliance date_____ deadline_____daily fine $100. fines start_____amend F/O____days comply_____or P/H_____ per SM continuance_____	
12	23 - 10200362	PENALTY/NON COMPLIANCE-SM FENCE W/O PMT	4562 NW 16 TER BYRON BARFIELD & WANDA JACKSON	DIKO ALEXANDER	7-1-2025	(30) (60) (90) (120) (180) to comply fines start compliance date_____ deadline_____daily fine $100. fines start_____amend F/O____days comply_____or P/H_____ per SM continuance_____	
13	23 - 10200443	PENALTY/NON COMPLIANCE-SM EXPIRED PERMIT	4966 NW 48 TER DAVID ST CLARE REYNOLDS & ELONIA REYNOLDS	DIKO ALEXANDER	7-1-2025	(30) (60) (90) (120) (180) to comply fines start compliance date_____ deadline_____daily fine $100. fines start_____amend F/O____days comply_____or P/H_____ per SM continuance_____	
14	23 - 10200456	PENALTY/NON COMPLIANCE-SM SIGN W/O PMT	5100 W COMMERCIAL BLVD STE11 BLESSED CHAMI'S INC	DIKO ALEXANDER	7-1-2025	(30) (60) (90) (120) (180) to comply fines start compliance date_____ deadline_____daily fine $100. fines start_____amend F/O____days comply_____or P/H_____ per SM continuance_____	
15	24 - 10200005	PENALTY/NON COMPLIANCE-SM RESIDENTIAL ALTERATION W/O PMT	4913 NW 54 ST EAST TO WEST INVESTMENT LLC	DIKO ALEXANDER	7-1-2025	(30) (60) (90) (120) (180) to comply fines start compliance date_____ deadline_____daily fine $100. fines start_____amend F/O____days comply_____or P/H_____ per SM continuance_____	

DRAFT

Date: 6/2/2025

Special Magistrate Hearing
Meeting Date: 7/2/2025

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date		
16	24 - 10200299	FIRST TIME VIOLATION-SM RESIDENTIAL ALTERATION W/O PMT	7824 NW 67 AVE EVENS ST VICTOR & AUGULIA BRUMVERT	DIKO ALEXANDER		(30) (60) (90) (120) (180) to comply comply by ____days by_____ or P/H_____ per SM continuance on_____ **SM admin fee due $75.00 Y / N**	_____ _____ _____ _____ _____
17	23 - 10200384	PENALTY/NON COMPLIANCE-SM REPLACE A/C W/O PMT	7960 COLONY CIR N #202 SERGIO A SUAREZ & IVAN DARIO SUAREZ	BENJAMIN STEGMAN	7-1-2025	(30) (60) (90) (120) (180) to comply fines start compliance date_____ deadline_____daily fine $100. fines start_____amend F/O____days comply_____or P/H_____ per SM continuance_____	_____ _____ _____ _____
18	24 - 10200180	FIRST TIME VIOLATION-SM REPLACE A/C W/O PMT	8380 SANDS POINT BLVD #305 SANDS POINT CAPITAL LLC	BENJAMIN STEGMAN		(30) (60) (90) (120) (180) to comply comply by ____days by_____ or P/H_____ per SM continuance on_____ **SM admin fee due $75.00 Y / N**	_____ _____ _____
19	24 - 10200220	FIRST TIME VIOLATION-SM REPLACE A/C W/O PMT	8200 NW 101 AVE RAYMOND MAROIS & BRENDA MAROIS	BENJAMIN STEGMAN		(30) (60) (90) (120) (180) to comply comply by ____days by_____ or P/H_____ per SM continuance on_____ **SM admin fee due $75.00 Y / N**	_____ _____ _____ _____
20	24 - 10200221	FIRST TIME VIOLATION-SM REPLACE A/C W/O PMT	5801 NW 86 TER MICHAEL A REID	BENJAMIN STEGMAN		(30) (60) (90) (120) (180) to comply comply by ____days by_____ or P/H_____ per SM continuance on_____ **SM admin fee due $75.00 Y / N**	_____ _____ _____ _____

DRAFT

Date: 6/2/2025

Special Magistrate Hearing
Meeting Date: 7/2/2025

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date		
21	24 - 10200224	FIRST TIME VIOLATION-SM REPLACE A/C W/O PMT	7301 NW 68 ST GEORGE GEREZ & CRYSTAL RICHARD	BENJAMIN STEGMAN		(30) (60) (90) (120) (180) to comply comply by ____days by_____ or P/H_____ per SM continuance on_____ **SM admin fee due $75.00 Y / N**	
22	24 - 10200234	FIRST TIME VIOLATION-SM REPLACE A/C W/O PMT	10602 W CLAIRMONT CIR LILA R GOODMAN	BENJAMIN STEGMAN		(30) (60) (90) (120) (180) to comply comply by ____days by_____ or P/H_____ per SM continuance on_____ **SM admin fee due $75.00 Y / N**	
23	24 - 10200245	FIRST TIME VIOLATION-SM REPLACE A/C W/O PMT	6233 N UNIVERSITY DR CAMACHO FAMILY LIMITED LIABILITY LIMITED PARTNERSHIP	BENJAMIN STEGMAN		(30) (60) (90) (120) (180) to comply comply by ____days by_____ or P/H_____ per SM continuance on_____ **SM admin fee due $75.00 Y / N**	
24	24 - 10200251	FIRST TIME VIOLATION-SM REPLACE A/C W/O PMT	7824 NW 67 AVE EVENS ST VICTOR & AUGULIA BRUMVERT	BENJAMIN STEGMAN		(30) (60) (90) (120) (180) to comply comply by ____days by_____ or P/H_____ per SM continuance on_____ **SM admin fee due $75.00 Y / N**	
25	24 - 10200281	FIRST TIME VIOLATION-SM MECHANICAL EQUIPMENT W/O PMT	7816 NW 68 AVE JUAN CHIQUIZA & MARIA T CHIQUIZA	BENJAMIN STEGMAN		(30) (60) (90) (120) (180) to comply comply by ____days by_____ or P/H_____ per SM continuance on_____ **SM admin fee due $75.00 Y / N**	

DRAFT

Special Magistrate Hearing
Meeting Date: 7/2/2025

Date: 6/2/2025

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date		
26	24 - 10200282	FIRST TIME VIOLATION-SM REPLACE A/C W/O PMT	7814 NW 68 AVE LOLA BARRANTES & MARIA RINCON	BENJAMIN STEGMAN		(30) (60) (90) (120) (180) to comply comply by ____days by_____ or P/H_____ per SM continuance on_____ **SM admin fee due $75.00 Y / N**	_____ _____ _____ _____
27	24 - 10200288	FIRST TIME VIOLATION-SM MECHANICAL EQUIPMENT W/O PMT COMPLIED	6804 NW 76 CT OSKAR HEINE H/E	BENJAMIN STEGMAN		COMPLIED	COMPLIED
28	24 - 10200333	FIRST TIME VIOLATION-SM EXPIRED PERMIT	6701 N UNIVERSITY DR #106 JEFFREY L NEELY	BENJAMIN STEGMAN		(30) (60) (90) (120) (180) to comply comply by ____days by_____ or P/H_____ per SM continuance on_____ **SM admin fee due $75.00 Y / N**	_____ _____ _____ _____
29	24-10200335	FIRST TIME VIOLATION-SM REPLACE A/C W/O PMT	7108 NW 75 ST ILENE FALLEY-HARRELL CHARLES FALLEY-HARRELL	BENJAMIN STEGMAN		(30) (60) (90) (120) (180) to comply comply by ____days by_____ or P/H_____ per SM continuance on_____ **SM admin fee due $75.00 Y / N**	_____ _____ _____ _____
30	24 - 10200215	FIRST TIME VIOLATION-SM UNSAFE CONDITION	8116 NW 74 AVE JANET MCKOY & VERA WATSON	ADOLFO EVIA		(30) (60) (90) (120) (180) to comply comply by ____days by_____ or P/H_____ per SM continuance on_____ **SM admin fee due $75.00 Y / N**	_____ _____ _____ _____

DRAFT

Special Magistrate Hearing
Meeting Date: 7/2/2025

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date		
31	24 - 10200270	PENALTY/NON COMPLIANCE-SM BUILDING MISCELLANEOUS	8650 NW 61 ST PRISM TAMARAC LP	ADOLFO EVIA	6-6-2025	(30) (60) (90) (120) (180) to comply fines start compliance date_____ deadline_____daily fine $100. fines start_____amend F/O____days comply_____or P/H_____ per SM continuance_____	
32	24 - 10200271	PENALTY/NON COMPLIANCE-SM BUILDING MISCELLANEOUS	8701 - 8783 NW 61 ST - BUILDING 9 PRISM TAMARAC LP	ADOLFO EVIA	6-6-2025	(30) (60) (90) (120) (180) to comply fines start compliance date_____ deadline_____daily fine $100. fines start_____amend F/O____days comply_____or P/H_____ per SM continuance_____	
33	24 - 10200272	PENALTY/NON COMPLIANCE-SM BUILDING MISCELLANEOUS	8601 - 8683 NW 61 ST - BUILDING 8 PRISM TAMARAC LP	ADOLFO EVIA	6-6-2025	(30) (60) (90) (120) (180) to comply fines start compliance date_____ deadline_____daily fine $100. fines start_____amend F/O____days comply_____or P/H_____ per SM continuance_____	
34	24 - 10200273	PENALTY/NON COMPLIANCE-SM BUILDING MISCELLANEOUS	8501 - 8583 NW 61 ST - BUILDING 7 PRISM TAMARAC LP	ADOLFO EVIA	6-6-2025	(30) (60) (90) (120) (180) to comply fines start compliance date_____ deadline_____daily fine $100. fines start_____amend F/O____days comply_____or P/H_____ per SM continuance_____	
35	24 - 10200274	PENALTY/NON COMPLIANCE-SM BUILDING MISCELLANEOUS	8417 - 8499 NW 61 ST - BUILDING 6 PRISM TAMARAC LP	ADOLFO EVIA	6-6-2025	(30) (60) (90) (120) (180) to comply fines start compliance date_____ deadline_____daily fine $100. fines start_____amend F/O____days comply_____or P/H_____ per SM continuance_____	

DRAFT

Special Magistrate Hearing
Meeting Date: 7/2/2025

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date		
36	24 - 10200275	PENALTY/NON COMPLIANCE-SM BUILDING MISCELLANEOUS	8400 - 8432 NW 61 ST - BUILDING 5 PRISM TAMARAC LP	ADOLFO EVIA	6-6-2025	(30) (60) (90) (120) (180) to comply fines start compliance date_____ deadline_____daily fine $100. fines start_____amend F/O____days comply_____or P/H_____ per SM continuance_____	_____ _____ _____
37	24 - 10200276	PENALTY/NON COMPLIANCE-SM BUILDING MISCELLANEOUS	8506 - 8590 NW 61 ST - BUILDING 4 PRISM TAMARAC LP	ADOLFO EVIA	6-6-2025	(30) (60) (90) (120) (180) to comply fines start compliance date_____ deadline_____daily fine $100. fines start_____amend F/O____days comply_____or P/H_____ per SM continuance_____	_____ _____ _____
38	24 - 10200277	PENALTY/NON COMPLIANCE-SM BUILDING MISCELLANEOUS	8702 - 8758 NW 61 ST - BUILDING 3 PRISM TAMARAC LP	ADOLFO EVIA	6-6-2025	(30) (60) (90) (120) (180) to comply fines start compliance date_____ deadline_____daily fine $100. fines start_____amend F/O____days comply_____or P/H_____ per SM continuance_____	_____ _____ _____
39	24 - 10200278	PENALTY/NON COMPLIANCE-SM BUILDING MISCELLANEOUS	6002 - 6084 NW 88 AVE - BUILDING 2 PRISM TAMARAC LP	ADOLFO EVIA	6-6-2025	(30) (60) (90) (120) (180) to comply fines start compliance date_____ deadline_____daily fine $100. fines start_____amend F/O____days comply_____or P/H_____ per SM continuance_____	_____ _____ _____
40	24-10200279	PENALTY/NON COMPLIANCE-SM BUILDING MISCELLANEOUS	5902 - 5984 NW 88 AVE - BUILDING 1 PRISM TAMARAC LP	ADOLFO EVIA	6-6-2025	(30) (60) (90) (120) (180) to comply fines start compliance date_____ deadline_____daily fine $100. fines start_____amend F/O____days comply_____or P/H_____ per SM continuance_____	_____ _____ _____

DRAFT

Special Magistrate Hearing
Meeting Date: 7/2/2025

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date		
41	25 - 10200124	FIRST TIME VIOLATION-SM BUILDING MISCELLANEOUS	7707 N UNIVERSITY DR THE CENTER AT WOODMONT (9 OWNERS)	ADOLFO EVIA		(30) (60) (90) (120) (180) to comply comply by ____days by_____ or P/H_____ per SM continuance on_____ **SM admin fee due $75.00 Y / N**	_____ _____ _____ _____
42	25 - 10200125	FIRST TIME VIOLATION-SM BUILDING MISCELLANEOUS	7737 N UNIVERSITY DR THE CENTER AT WOODMONT (9 OWNERS)	ADOLFO EVIA		(30) (60) (90) (120) (180) to comply comply by ____days by_____ or P/H_____ per SM continuance on_____ **SM admin fee due $75.00 Y / N**	_____ _____ _____ _____
43	25 - 10200126	FIRST TIME VIOLATION-SM BUILDING MISCELLANEOUS	7777 N UNIVERSITY DR THE CENTER AT WOODMONT (3 OWNERS)	ADOLFO EVIA		(30) (60) (90) (120) (180) to comply comply by ____days by_____ or P/H_____ per SM continuance on_____ **SM admin fee due $75.00 Y / N**	_____ _____ _____ _____
44	25 - 10200127	FIRST TIME VIOLATION-SM BUILDING MISCELLANEOUS	7797 N UNIVERSITY DR THE CENTER AT WOODMONT (8 OWNERS)	ADOLFO EVIA		(30) (60) (90) (120) (180) to comply comply by ____days by_____ or P/H_____ per SM continuance on_____ **SM admin fee due $75.00 Y / N**	_____ _____ _____ _____
45	25 - 10200136	FIRST TIME VIOLATION-SM BUILDING MISCELLANEOUS	5321 - 5327 GATE LAKE RD THE VILLAS AT THE GATE TWO CONDOMINIUM ASSOCIATION, INC.	ADOLFO EVIA		(30) (60) (90) (120) (180) to comply comply by ____days by_____ or P/H_____ per SM continuance on_____ **SM admin fee due $75.00 Y / N**	_____ _____ _____ _____

DRAFT

Special Magistrate Hearing
Meeting Date: 7/2/2025

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date		
46	25 - 10200137	FIRST TIME VIOLATION-SM BUILDING MISCELLANEOUS	5341 - 5349 GATE LAKE RD THE VILLAS AT THE GATE TWO CONDOMINIUM ASSOCIATION, INC.	ADOLFO EVIA		(30) (60) (90) (120) (180) to comply comply by ____days by_____ or P/H_____ per SM continuance on_____ **SM admin fee due $75.00 Y / N**	
47	25 - 10200138	FIRST TIME VIOLATION-SM BUILDING MISCELLANEOUS	5370 - 5378 GATE LAKE RD THE VILLAS AT THE GATE TWO CONDOMINIUM ASSOCIATION, INC.	ADOLFO EVIA		(30) (60) (90) (120) (180) to comply comply by ____days by_____ or P/H_____ per SM continuance on_____ **SM admin fee due $75.00 Y / N**	
48	25 - 10200139	FIRST TIME VIOLATION-SM BUILDING MISCELLANEOUS	5380 - 5388 GATE LAKE RD THE VILLAS AT THE GATE TWO CONDOMINIUM ASSOCIATION, INC.	ADOLFO EVIA		(30) (60) (90) (120) (180) to comply comply by ____days by_____ or P/H_____ per SM continuance on_____ **SM admin fee due $75.00 Y / N**	
49	25 - 10200140	FIRST TIME VIOLATION-SM BUILDING MISCELLANEOUS	5390 - 5398 GATE LAKE RD THE VILLAS AT THE GATE TWO CONDOMINIUM ASSOCIATION, INC.	ADOLFO EVIA		(30) (60) (90) (120) (180) to comply comply by ____days by_____ or P/H_____ per SM continuance on_____ **SM admin fee due $75.00 Y / N**	
50	25 - 10200141	FIRST TIME VIOLATION-SM BUILDING MISCELLANEOUS	5410 - 5418 GATE LAKE RD THE VILLAS AT THE GATE TWO CONDOMINIUM ASSOCIATION, INC.	ADOLFO EVIA		(30) (60) (90) (120) (180) to comply comply by ____days by_____ or P/H_____ per SM continuance on_____ **SM admin fee due $75.00 Y / N**	

DRAFT

Date: 6/2/2025

Special Magistrate Hearing
Meeting Date: 7/2/2025

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date		
51	25 - 10200142	FIRST TIME VIOLATION-SM BUILDING MISCELLANEOUS	5401 - 5409 GATE LAKE RD THE VILLAS AT THE GATE TWO CONDOMINIUM ASSOCIATION, INC.	ADOLFO EVIA		(30) (60) (90) (120) (180) to comply comply by ____days by_____ or P/H_____ per SM continuance on_____ **SM admin fee due $75.00 Y / N**	_____ _____ _____ _____
52	25 - 10200143	FIRST TIME VIOLATION-SM BUILDING MISCELLANEOUS	5686 ROCK ISLAND RD - BUILDING 1 SUN VISTA GARDENS CONDOMINIUM ASSOCIATION, INC.	ADOLFO EVIA		(30) (60) (90) (120) (180) to comply comply by ____days by_____ or P/H_____ per SM continuance on_____ **SM admin fee due $75.00 Y / N**	_____ _____ _____ _____
53	25 - 10200144	FIRST TIME VIOLATION-SM BUILDING MISCELLANEOUS	5612 ROCK ISLAND RD - BUILDING 2 SUN VISTA GARDENS CONDOMINIUM ASSOCIATION, INC.	ADOLFO EVIA		(30) (60) (90) (120) (180) to comply comply by ____days by_____ or P/H_____ per SM continuance on_____ **SM admin fee due $75.00 Y / N**	_____ _____ _____ _____
54	25 - 10200145	FIRST TIME VIOLATION-SM BUILDING MISCELLANEOUS	5628 ROCK ISLAND RD - BUILDING 3 SUN VISTA GARDENS CONDOMINIUM ASSOCIATION, INC.	ADOLFO EVIA		(30) (60) (90) (120) (180) to comply comply by ____days by_____ or P/H_____ per SM continuance on_____ **SM admin fee due $75.00 Y / N**	_____ _____ _____ _____
55	25 - 10200146	FIRST TIME VIOLATION-SM BUILDING MISCELLANEOUS	5646 ROCK ISLAND RD - BUILDING 4 SUN VISTA GARDENS CONDOMINIUM ASSOCIATION, INC.	ADOLFO EVIA		(30) (60) (90) (120) (180) to comply comply by ____days by_____ or P/H_____ per SM continuance on_____ **SM admin fee due $75.00 Y / N**	_____ _____ _____ _____

DRAFT

Special Magistrate Hearing
Meeting Date: 7/2/2025

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date		
56	25 - 10200147	FIRST TIME VIOLATION-SM BUILDING MISCELLANEOUS	5654 ROCK ISLAND RD - BUILDING 5 SUN VISTA GARDENS CONDOMINIUM ASSOCIATION, INC.	ADOLFO EVIA		(30) (60) (90) (120) (180) to comply comply by ____days by_____ or P/H_____ per SM continuance on_____ **SM admin fee due $75.00 Y / N**	
57	25 - 10200148	FIRST TIME VIOLATION-SM BUILDING MISCELLANEOUS	5672 ROCK ISLAND RD - BUILDING 6 SUN VISTA GARDENS CONDOMINIUM ASSOCIATION, INC.	ADOLFO EVIA		(30) (60) (90) (120) (180) to comply comply by ____days by_____ or P/H_____ per SM continuance on_____ **SM admin fee due $75.00 Y / N**	
58	25 - 10200149	FIRST TIME VIOLATION-SM BUILDING MISCELLANEOUS	5740 ROCK ISLAND RD - BUILDING 7 SUN VISTA GARDENS CONDOMINIUM ASSOCIATION, INC.	ADOLFO EVIA		(30) (60) (90) (120) (180) to comply comply by ____days by_____ or P/H_____ per SM continuance on_____ **SM admin fee due $75.00 Y / N**	
59	25 - 10200150	FIRST TIME VIOLATION-SM BUILDING MISCELLANEOUS	5760 ROCK ISLAND RD - BUILDING 8 SUN VISTA GARDENS CONDOMINIUM ASSOCIATION, INC.	ADOLFO EVIA		(30) (60) (90) (120) (180) to comply comply by ____days by_____ or P/H_____ per SM continuance on_____ **SM admin fee due $75.00 Y / N**	
60	25 - 10200151	FIRST TIME VIOLATION-SM BUILDING MISCELLANEOUS	5780 ROCK ISLAND RD - BUILDING 9 SUN VISTA GARDENS CONDOMINIUM ASSOCIATION, INC.	ADOLFO EVIA		(30) (60) (90) (120) (180) to comply comply by ____days by_____ or P/H_____ per SM continuance on_____ **SM admin fee due $75.00 Y / N**	

DRAFT

Special Magistrate Hearing
Meeting Date: 7/2/2025

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date		
61	25 - 10200152	FIRST TIME VIOLATION-SM BUILDING MISCELLANEOUS	5720 ROCK ISLAND RD - BUILDING 10 SUN VISTA GARDENS CONDOMINIUM ASSOCIATION, INC.	ADOLFO EVIA		(30) (60) (90) (120) (180) to comply comply by ____days by_____ or P/H_____ per SM continuance on_____ **SM admin fee due $75.00 Y / N**	_____ _____ _____
62	25 - 10200153	FIRST TIME VIOLATION-SM BUILDING MISCELLANEOUS	4611 - 4649 NW 59 CT - BUILDING 1 GOLF VILLAS SQUARE LLC	ADOLFO EVIA		(30) (60) (90) (120) (180) to comply comply by ____days by_____ or P/H_____ per SM continuance on_____ **SM admin fee due $75.00 Y / N**	_____ _____ _____
63	25 - 10200154	FIRST TIME VIOLATION-SM BUILDING MISCELLANEOUS	5901 - 5939 NW 46 TER - BUILDING 2 GOLF VILLAS SQUARE LLC	ADOLFO EVIA		(30) (60) (90) (120) (180) to comply comply by ____days by_____ or P/H_____ per SM continuance on_____ **SM admin fee due $75.00 Y / N**	_____ _____ _____
64	25 - 10200155	FIRST TIME VIOLATION-SM BUILDING MISCELLANEOUS	5851 - 5889 NW 46 TER - BUILDING 3 GOLF VILLAS SQUARE LLC	ADOLFO EVIA		(30) (60) (90) (120) (180) to comply comply by ____days by_____ or P/H_____ per SM continuance on_____ **SM admin fee due $75.00 Y / N**	_____ _____ _____
65	25 - 10200156	FIRST TIME VIOLATION-SM BUILDING MISCELLANEOUS	4650 - 4680 NW 58 CT - BUILDING 4 GOLF VILLAS SQUARE LLC	ADOLFO EVIA		(30) (60) (90) (120) (180) to comply comply by ____days by_____ or P/H_____ per SM continuance on_____ **SM admin fee due $75.00 Y / N**	_____ _____ _____

DRAFT

Date: 6/2/2025

Special Magistrate Hearing
Meeting Date: 7/2/2025

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date		
66	25 - 10200157	FIRST TIME VIOLATION-SM BUILDING MISCELLANEOUS	4600 - 4638 NW 58 CT GOLF VILLAS SQUARE LLC	ADOLFO EVIA		(30) (60) (90) (120) (180) to comply comply by ____days by_____ or P/H_____ per SM continuance on_____ **SM admin fee due $75.00 Y / N**	
67	25 - 10200158	FIRST TIME VIOLATION-SM BUILDING MISCELLANEOUS	4560 - 4598 NW 58 CT GOLF VILLAS SQUARE LLC	ADOLFO EVIA		(30) (60) (90) (120) (180) to comply comply by ____days by_____ or P/H_____ per SM continuance on_____ **SM admin fee due $75.00 Y / N**	
68	25 - 10200159	FIRST TIME VIOLATION-SM BUILDING MISCELLANEOUS	4651 - 4689 NW 58 CT - BUILDING 7 GOLF VILLAS SQUARE LLC	ADOLFO EVIA		(30) (60) (90) (120) (180) to comply comply by ____days by_____ or P/H_____ per SM continuance on_____ **SM admin fee due $75.00 Y / N**	
69	25 - 10200160	FIRST TIME VIOLATION-SM BUILDING MISCELLANEOUS	4650 - 4668 NW 59 CT - BUILDING 8 GOLF VILLAS SQUARE LLC	ADOLFO EVIA		(30) (60) (90) (120) (180) to comply comply by ____days by_____ or P/H_____ per SM continuance on_____ **SM admin fee due $75.00 Y / N**	
70	25 - 10200161	FIRST TIME VIOLATION-SM BUILDING MISCELLANEOUS	4600 - 4638 NW 59 CT - BUILDING 9 GOLF VILLAS SQUARE LLC	ADOLFO EVIA		(30) (60) (90) (120) (180) to comply comply by ____days by_____ or P/H_____ per SM continuance on_____ **SM admin fee due $75.00 Y / N**	

DRAFT

Date: 6/2/2025

Special Magistrate Hearing
Meeting Date: 7/2/2025

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date		
71	25-10200193	FIRST TIME VIOLATION-SM UNSAFE CONDITION	7797 N UNIVERSITY DR THE CENTER AT WOODMONT CONDOMINIUM ASSOCIATION, INC.	ADOLFO EVIA		(30) (60) (90) (120) (180) to comply comply by ____days by_____ or P/H_____ per SM continuance on_____ **SM admin fee due $75.00 Y / N**	_____ _____ _____ _____

DRAFT