CITY OF TAMARAC
SPECIAL MAGISTRATE HEARING

7525 NW 88TH AVENUE
TAMARAC, FLORIDA 33321
Wednesday, February 4, 2026
2:00 PM

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1. Call to Order

2. Pledge of Allegiance

3. Swearing in of Witnesses

4. Approval of Minutes

4.1 Special Magistrate Meeting Minutes 1-7-2026

5. Violation Hearing

5.1 Special Magistrate Hearing 2-4-2026

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:	February 4, 2026
SUBMITTED BY:	Michelle Fontanez
ITEM TYPE:	Other
AGENDA SECTION:	Approval of Minutes
TITLE:	Special Magistrate Meeting Minutes 1-7-2026

ATTACHMENTS:
SMH Meeting Minutes 1-7-2026.1.pdf

SPECIAL MAGISTRATE MEETING MINUTES
WEDNESDAYJANUARY7,2W6
2:00 PM
7525 NW 88TH AVENUE
TAMARAC, FL 33321

1. **CALL TO ORDER**
Tamar N. Hamilton, Special Magistrate, called the meeting to order Wednesday, January 7, 2025 at 2:10 P.M., in the Tamarac City Hall Commission Chambers.

2. **ROLL CALL**
STAFF PRESENT:

Tony Palacios, Building Official/ Director
Diko Alexander, Building Inspector, A.8.O.
Cary Bauer, Chief Plumbing Inspector
Juan Villanueva, Building Inspector
Adolfo Evia, Chief Building Inspector
Anthony Penevolpe, Chief Mechanical Inspector
Arsenic Ravelo, Building Inspector
Benjamin Stegman, Mechanical Inspector
Rinor Krasniqi, Electrical Inspector
Rolle Joseph, Assistant Building Official
Mark Faretra, Building Inspector
Maria Aviles, Senior Office Assistant
Roslynne Paul, Senior Administrative Assistant
Michelle Fontanez, Administrative Assistant

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

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

RESPONDENT:

Carmen Macera
Felipe Rivas
Charlie Shandrani
Juan Orozco
Sean Wright
Maria Ledezma
Handio Rojas
Tabitha Biondo
Nelson Vega
Seif Ali
Bill Sahni

Special Magistrate Tamar N. Hamilton approved the minutes of December 3, 2025, as submitted.

VIOLATION HEARING:

Item# 1
24-10200228
2304 NW 55 Street
Maria L Bernal & Angel Cruz, Etal
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: Amend Final Order 90 days for compliance deadline 4-7-2026 or penalty hearing 5-6-2026.

Item# 2
24-10200243
5600 **N** Nob Hill Road
MDC Coast 5 LLC
C/O ?-Eleven
The respondent was not present, and the property is not in compliance.
Special Magistrate Orders: 30 days for compliance deadline 2-6-2026 or daily fines of $100.00 beginning 2-7-2026 until complied.

Item# 6
25-10200323
5217- 5219 N State Road 7
Palmares LLC
The respondent was not present, and the property is not in compliance.
Special Magistrate Orders: 90 days for compliance deadline 4-7-2026 or penalty hearing 5-6-2026. Special Magistrate administrative fee due $75.00.

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Item# 8
25-10200410
7910 Colony Circle N #305
Southern Cruz LLC
The respondent was not present, and the property is not in compliance.
Special Magistrate Orders: 180 days for compliance deadline 7-6-2026 or penalty hearing 8-5-2026. Special Magistrate administrative fee due $75.00.

Item# 9
25-10200411
8154 N University Drive
8186 University Plaza LLC
The respondent, Bill Sahni, was present, and the property is not in compliance.
Special Magistrate Orders: 60 days for compliance deadline 3-8-2026, or penalty hearing 4-1-2026. Special Magistrate administrative fee due $75.00.

Item# 10
24-10200240
7421 NW 75th Street
Natalie Leroy-Vialva & Walter Viala
The respondent was not present, and the property is not in compliance.
Special Magistrate Orders: 90 days for compliance deadline 4-7-2026, or daily fines of $100.00 beginning 4-8-2026 until complied.

Item# 11
24-10200320
7809 N W 75 Avenue
Carlos E Crosetto & Lisette Diaz
The respondent was not present, and the property is not in compliance.
Special Magistrate Orders: 90 days for compliance deadline 4-7-2026, or daily fines of $100.00 beginning 4-8-2026 until complied.

Item# 12
24-10200323
5851 N W 62 Avenue #312
Carmen 8 Macera
The respondent, Carmen Macera, was present, and the property is not in compliance.
Special Magistrate Orders: 90 days for compliance deadline 4-7-2026, or daily fines of $100.00 beginning 4-8-2026 until complied.

Item# 13
25-10200210
8105 N W 61 Street, Building A
Tamarac Fairways Association, Inc.
The respondent, Seif Ali, was present, and the property is not in compliance.
Special Magistrate Orders: 30 days for compliance deadline 2-6-2026, or daily fines of $100.00 beginning 2-7-2026 until complied.

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Item# 14
25-10200211
6635 W Commercial Blvd
Jose M Servan
The respondent was not present, and the property is not in compliance.
Special Magistrate Orders: Amend Final Order 90 days for compliance deadline 4-7-2026, or penalty hearing 5-6-2026.

Item# 15
25-10200292
10218 NW 83 Street
Jennifer Angela Johnson & Rashidia Jamilla Sanderson
The respondent was not present, and the property is not in compliance.
Special Magistrate Orders: 90 days for compliance deadline 4-7-2026 or penalty hearing 5-6-2026. Special Magistrate administrative fee due $75.00.

Item# 16
25-10200298
4911 N W 48 Avenue
Hanoi Orestes Rojas & Gladis Maria Aracena Etal
The respondent, Hanoi Orestes, was present, and the property is not in compliance.
Special Magistrate Orders: 180 days for compliance deadline 7-6-2026 or penalty hearing 8-5-2026. Special Magistrate administrative fee due $75.00.

Item# 17
25-10200315
4437 NW 48 Terrace
Jean Francois Leblanc
The respondent was not present, and the property is not in compliance.
Special Magistrate Orders: Amend Final Order 90 days for compliance deadline 4-7-2026, or penalty hearing 5-6-2026.

Item# 18
25-10200316
8614 NW 82 Street
Maria C Ledezma & Adolfo Ledezma
The respondent, Maria Ledezma, was present, and the property is not in compliance.
Special Magistrate Orders: 90 days for compliance deadline 4-7-2026 or penalty hearing 5-6-2026. Special Magistrate administrative fee due $75.00.

Item# 19
25-10200335
10218 NW 83 Street
Jennifer Angela Johnson & Rashidia Jamilla Sanderson
The respondent was not present, and the property is not in compliance.
Special Magistrate Orders: 90 days for compliance deadline 4-7-2026 or penalty hearing 5-6-2026. Special Magistrate administrative fee due $75.00.

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Item# 20
24-10200300
5800 N University Drive
Everland LLC
The respondent was not present, and the property is not in compliance.
Special Magistrate Orders: 90 days for compliance deadline 4-7-2026 or penalty hearing 5-6-2026. Special Magistrate administrative fee due $75.00.

Item# 22
24-10200329
8815 NW 76 Street
Jairo Raul Lanzas
The respondent was not present, and the property is not in compliance.
Special Magistrate Orders: Amend Final Order 90 days for compliance deadline 4-7-2026, or penalty hearing 5-6-2026.

Item# 23
25-10200032
7920 NW 79 Terrace
Nelson Vega & Stephania Vega
The respondent, Nelson Vega, was present, and the property is not in compliance.
Special Magistrate Orders: 90 days for compliance deadline 4-7-2026 or daily fines of $100.00 beginning 4-8-2026 until complied.

Item# 24
25-10200068
6299 Rec/Pool NW 57 Street
Bermuda Club Community Association Inc.
The respondent was not present, and the property is not in compliance.
Special Magistrate Orders: 90 days for compliance deadline 4-7-2026 or penalty hearing 5-6-2026. Special Magistrate administrative fee due $75.00.

Item# 26
25-10200300
8333 W Mc Nab Road #224
Laundry King LLC
The respondent was not present, and the property is not in compliance.
Special Magistrate Orders: 60 days for compliance deadline 3-8-2026 or penalty hearing 4-1-2026. Special Magistrate administrative fee due $75.00.

Item# 27
25-10200301
10214 NW 83 Street
Juan Pablo Orozco
The respondent, Juan Orozco, was present, and the property is not in compliance.
Special Magistrate Orders: 90 days for compliance deadline 4-7-2026 or penalty hearing 5-6-2026. Special Magistrate administrative fee due $75.00.

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Item# 28
25-10200302
10217 NW 80 Drive
Anair Millan H/E & Sergio Jaramillo
The respondent was not present, and the property is not in compliance.
Special Magistrate Orders: 90 days for compliance deadline 4-7-2026 or penalty hearing 5-6-2026. Special Magistrate administrative fee due $75.00.

Item# 30
25-10200329
8003 NW 107 Terrace
Jose L Apolaya & Ingrid B Sattler
The respondent was not present, and the property is not in compliance.
Special Magistrate Orders: 90 days for compliance deadline 4-7-2026 or penalty hearing 5-6-2026. Special Magistrate administrative fee due $75.00.

Item# 31
25-10200418
7118 N University Drive
Harvest International Investments LLC
The respondent was not present, and the property is not in compliance.
Special Magistrate Orders: 30 days for compliance deadline 2-6-2026 or daily fines of $100.00 beginning 2-7-2026 until complied.

Item# 32
25-10200057
7443 - 7495 N University Drive
Evergreen 3 LLC
The respondent, Felipe Rivas, was present, and the property is not in compliance.
Special Magistrate Orders: 30 days for compliance deadline 2-6-2026 or daily fines of $100.00 beginning 2-7-2026 until complied.

Item# 33
25-10200058
6702 - 6852 N University Drive
6702 - 6852 Commons Tamarac LLC
The respondent was not present, and the property is not in compliance.
Special Magistrate Orders: 30 days for compliance deadline 2-6-2026 or daily fines of $100.00 beginning 2-7-2026 until complied.

Item# 34
25-10200271
8425 - 8433 & 8457 W Commercial Blvd
Anetta RE LLC
Nisan RE LLC & Nissim RE 1 LLC
The respondent, Charlie Shandrani, was present, and the property is not in compliance.
Special Magistrate Orders: 60 days for compliance deadline 3-8-2026, or penalty hearing 4-1-2026. Special Magistrate administrative fee due $75.00.

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Item# 35
25-10200293
2500 NW 53 Street
Diane J Moore
The respondent was not present, and the property is not in compliance.
Special Magistrate Orders: 90 days for compliance deadline 4-7-2026, or penalty hearing 5-6-2026. Special Magistrate administrative fee due $75.00.

Item# 36
25-10200296
5704 S Bayberry Lane
Sean Wright & Christine Wright
The respondent, Sean Wright, was present, and the property is not in compliance.
Special Magistrate Orders: 90 days for compliance deadline 4-7-2026, or penalty hearing 5-6-2026. Special Magistrate administrative fee due $75.00.

Item# 37
25-10200297
5723 NW 86 Avenue
Linda K Fanette Valera & Ivan Burgos Etal
The respondent was not present, and the property is not in compliance.
Special Magistrate Orders: 90 days for compliance deadline 4-7-2026, or penalty hearing 5-6-2026. Special Magistrate administrative fee due $75.00.

Item# 38
25-10200319
6005 - 6091 N University Drive
UFC Investments & Management, Inc.
The respondent, Tabitha Biondo, was present, and the property is not in compliance.
Special Magistrate Orders: 60 days for compliance deadline 3-8-2026, or penalty hearing 4-1-2026. Special Magistrate administrative fee due $75.00.

Item# 40
25-10200325
3102 W Commercial Blvd
YDB Three Lakes
The respondent was not present, and the property is not in compliance.
Special Magistrate Orders: 60 days for compliance deadline 3-8-2026, or penalty hearing 4-1-2026. Special Magistrate administrative fee due $75.00.

Item# 41
25-10200326
7300 & 7310 W McNab Road
McNab Commons LLC
The respondent was not present, and the property is not in compliance.
Special Magistrate Orders: 60 days for compliance deadline 3-8-2026, or penalty hearing 4-1-2026. Special Magistrate administrative fee due $75.00.

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Item# 42
25-10200421
6195 Rock Island Road #110
William D Church
The respondent was not present, and the property is not in compliance.
Special Magistrate Orders: Amend Final Order 30 days for compliance deadline 2-6-2026, or penalty hearing 3-4-2026.

Item# 43
25-10200041
6095 N Sabal Palm Blvd - Building 12
Lakes of Carriage Hills Condominium Association, Inc.
The respondent was not present, and the property is not in compliance.
Special Magistrate Orders: Amend Final Order 60 days for compliance deadline 3-8-2026, or penalty hearing 4-1-2026.

Item# 44
25-10200042
6090 N Sabal Palm Blvd - Building 2
Lakes of Carriage Hills Condominium Association, Inc.
The respondent was not present, and the property is not in compliance.
Special Magistrate Orders: Amend Final Order 60 days for compliance deadline 3-8-2026, or penalty hearing 4-1-2026.

Item# 45
25-10200043
6085 N Sabal Palm Blvd - Building 11
Lakes of Carriage Hills Condominium Association, Inc.
The respondent was not present, and the property is not in compliance.
Special Magistrate Orders: Amend Final Order 60 days for compliance deadline 3-8-2026, or penalty hearing 4-1-2026.

Item# 46
25-10200044
6080 N Sabal Palm Blvd - Building 1
Lakes of Carriage Hills Condominium Association, Inc.
The respondent was not present, and the property is not in compliance.
Special Magistrate Orders: Amend Final Order 60 days for compliance deadline 3-8-2026, or penalty hearing 4-1-2026.

Item# 47
25-10200045
4940 E Sabal Palm Blvd - Building 9
Lakes of Carriage Hills Condominium Association, Inc.
The respondent was not present, and the property is not in compliance.
Special Magistrate Orders: Amend Final Order 60 days for compliance deadline 3-8-2026, or penalty hearing 4-1-2026.

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Item# 48
25-10200046
4930 E Sabal Palm Blvd - Building 10
Lakes of Carriage Hills Condominium Association, Inc.
The respondent was not present, and the property is not in compliance.
Special Magistrate Orders: Amend Final Order 60 days for compliance deadline 3-8-2026, or penalty hearing 4-1-2026.

Item# 49
25-10200047
4950 E Sabal Palm Blvd - Building 8
Lakes of Carriage Hills Condominium Association, Inc.
The respondent was not present, and the property is not in compliance.
Special Magistrate Orders: Amend Final Order 60 days for compliance deadline 3-8-2026, or penalty hearing 4-1-2026.

Item# 50
25-10200048
4955 E Sabal Palm Blvd - Building 3
Lakes of Carriage Hills Condominium Association, Inc.
The respondent was not present, and the property is not in compliance.
Special Magistrate Orders: Amend Final Order 60 days for compliance deadline 3-8-2026, or penalty hearing 4-1-2026.

Item# 51
25-10200049
4965 E Sabal Palm Blvd - Building 4
Lakes of Carriage Hills Condominium Association, Inc.
The respondent was not present, and the property is not in compliance.
Special Magistrate Orders: Amend Final Order 60 days for compliance deadline 3-8-2026, or penalty hearing 4-1-2026.

Item# 54
25-10200273
3800 W Commercial Blvd
Roshan Hospitality LLC
The respondent was not present, and the property is not in compliance.
Special Magistrate Orders: 90 days for compliance deadline 4-7-2026, or penalty hearing 5-6-2026. Special Magistrate administrative fee $75.00.

Item# 55
25-10200290
61 Spinning Wheel Lane
Michael D Campbell
The respondent was not present, and the property is not in compliance.
Special Magistrate Orders: 90 days for compliance deadline 4-7-2026, or penalty hearing 5-6-2026. Special Magistrate administrative fee $75.00.

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Item# 56
25-10200299
8767 NW 57 Street
Sultan Family LTD Partnership
The respondent was not present, and the property is not in compliance.
Special Magistrate Orders: 90 days for compliance deadline 4-7-2026, or penalty hearing 5-6-2026. Special Magistrate administrative fee $75.00.

Item# 57
25-10200303
8360 Sands Point Blvd - Building G
Sands Point Condominium 111 Inc.
The respondent was not present, and the property is not in compliance.
Special Magistrate Orders: 60 days for compliance deadline 3-8-2026, or penalty hearing 4-1-2026. Special Magistrate administrative fee $75.00.

Item# 58
25-10200304
8370 Sands Point Blvd-Building H
Sands Point Condominium 111 Inc.
The respondent was not present, and the property is not in compliance.
Special Magistrate Orders: 60 days for compliance deadline 3-8-2026, or penalty hearing 4-1-2026. Special Magistrate administrative fee $75.00.

DONE AND ORDERED, this 1-7-2026

5. ADJOURMENT

There being nothing further to discuss, Special Magistrate, Tamar N. Hamilton, adjourned the meeting at 3: 18:20p.m.

_____ Date: --------
Tamar N. Hamilton
Special Magistrate

_____ Date: --------
Tony Palacios
Chief Building Official / Director

_____ Date: _____ _
Michelle Fontanez
Administrative Assistant, Building Department

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The City For Your Life

SPECIAL MAGISTRATE AGENDA ITEM REPORT

DATE:	February 4, 2026
SUBMITTED BY:	Michelle Fontanez
ITEM TYPE:	Other
AGENDA SECTION:	Violation Hearing
TITLE:	Special Magistrate Hearing 2-4-2026

ATTACHMENTS:
SMH Agenda 2-4-2026.1.pdf

TAMARAC
The City For Your life

Otoniel (Tony) Palacios
Chief Building Official / Building Director

CITY OF TAMARAC
SPECIAL MAGISTRATE HEARING
FEBRUARY 4, 2026, at 2:00 P.M.

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The Building Division of the City of Tamarac will hold a Special Magistrate Meeting on February 4, 2026, 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.

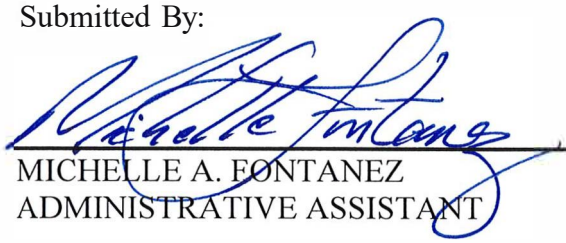
A. **Call to Order**
B. **Pledge of Allegiance**
C. **Swearing in of Witnesses**
D. **Approval of Minutes, January 7, 2026**
E. **Violation Hearing**
F. **Adjournment**

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.

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Submitted By:



MICHELLE A. FONTANEZ — DATE
ADMINISTRATIVE ASSISTANT



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

DRAFT

Date: 1/15/2026

Special Magistrate Hearing
Meeting Date: 2/4/2026

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments	
1	23 - 10200452	PENALTY/NON-COMPLIANCE-SM UNSAFE CONDITION	5011 SAGO PALM CIR NAKIA JOHNSON & ELI JOHNSON	DIKO ALEXANDER	2-3-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance per SM_____	
2	24-10200232	PENALTY/NON-COMPLIANCE-SM WINDOW-DOORS W/O PMT **COMPLIED**	4807 NW 49 CT MILDRED RODRIGUEZ	DIKO ALEXANDER	2-3-2026	**COMPLIED**	**COMPLIED**
3	25 - 10200432	FIRST TIME VIOLATION-SM RESIDENTIAL ALTERATION W/O PMT	4404 QUEEN PALM LN ALBERT AZRAN	ARSENIO RAVELO		_____days to comply deadline _____ P/H_____ continuance per SM_____ SM Administrative fee $75.00	
4	25 - 10200075	PENALTY/NON-COMPLIANCE-SM REPLACE A/C W/O PMT	7310 NW 57 DR RAOUL ALTIDORT & DELANDA JUSTINE	BENJAMIN STEGMAN	2-3-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance_____	
5	25 - 10200076	PENALTY/NON-COMPLIANCE-SM REPLACE A/C W/O PMT	5800 NW 64 AVE #304 MARIE SOLANGE BENOIT	BENJAMIN STEGMAN	2-3-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance_____	

DRAFT

Date: 1/15/2026

Special Magistrate Hearing
Meeting Date: 2/4/2026

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments	
6	25-10200254	PENALTY/NON-COMPLIANCE-SM REPLACE A/C W/O PMT **COMPLIED**	8390 SANDS POINT BLVD #309 DORA MENDIVIL H/E & SUSANNE R MARTIN	BENJAMIN STEGMAN	2/3/2026	**COMPLIED**	**COMPLIED**
7	25 - 10200255	PENALTY/NON-COMPLIANCE-SM REPLACE A/C W/O PMT	10405 NW 83 ST TAMMY LIND H/E & DENNIS A BATISTA	BENJAMIN STEGMAN	2-3-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance_____	
8	24 - 10200010	PENALTY/NON-COMPLIANCE-SM UNSAFE CONDITION	6050 NW 64 AVE #105 ORTEGA GARCIA & ANTONIO PEDRO	JUAN VILLANUEVA	1-30-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance_____	
9	24 - 10200239	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	5209 NW 28 AVE RICARDO A CASTRO LOPEZ	JUAN VILLANUEVA	2-3-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance_____	
10	25 - 10200029	PENALTY/NON-COMPLIANCE-SM CONCRETE FLATWORK W/O PMT	5807 NW 81 AVE MARIA D FLORES	JUAN VILLANUEVA	2-3-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance_____	

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Date: 1/15/2026

Special Magistrate Hearing
Meeting Date: 2/4/2026

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments	
11	25 - 10200084	PENALTY/NON-COMPLIANCE-SM SHED W/O PMT	8720 NW 82 ST NHUNG T NGUYEN & DAI H DANG	JUAN VILLANUEVA	2-3-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance_____	
12	25 - 10200191	PENALTY/NON-COMPLIANCE-SM RESIDENTIAL ALTERATION W/O PMT	8910 NW 79 CT GRISSEL LEONARD & IRVING LEONARD	JUAN VILLANUEVA	2-3-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance_____	
13	25 - 10200192	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	7807 NW 75 AVE JOHN A REYES & MICHAEL REYES	JUAN VILLANUEVA	2-3-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance_____	
14	23 - 10200363	PENALTY/NON-COMPLIANCE-SM UNSAFE CONDITION	8850 NW 77 CT - BUILDING 3 LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA	1-31-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance_____	
15	24 - 10200192	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	8940 NW 77 CT - BUILDING 1 LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA	1-31-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance_____	

DRAFT

Date: 1/15/2026

Special Magistrate Hearing
Meeting Date: 2/4/2026

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments	
16	24 - 10200193	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	8900 NW 77 CT - BUILDING 2 LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA	1-31-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance_____	
17	24 - 10200194	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	8850 NW 77 CT - BUILDING 3 LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA	1-31-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance_____	
18	24 - 10200195	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	8810 NW 77 CT - BUILDING 4 LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA	1-31-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance_____	
19	24-10200196	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	8811 NW 78 ST BD 5 LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA	1-31-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance_____	
20	24 - 10200197	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	8851 NW 78 ST - BUILDING 6 LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA	1-31-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance_____	

DRAFT

Date: 1/15/2026

Special Magistrate Hearing
Meeting Date: 2/4/2026

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments	
21	24 - 10200198	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	8901 NW 78 ST - BUILDING 7 LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA	1-31-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance_____	
22	24 - 10200199	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	8921 NW 78 ST - BUILDING 8 LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA	1-31-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance_____	
23	24 - 10200200	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	8941 NW 78 ST - BUILDING 9 LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA	1-31-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance_____	
24	24 - 10200201	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	8961 NW 78 ST - BUILDING 10 LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA	1-31-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance_____	
25	24 - 10200202	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	8981 NW 78 ST - BUILDING 11 LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA	1-31-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance_____	

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26	24 - 10200203	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	8990 NW 78 CT - BUILDING 12 LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA	1-31-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance_____	
27	24 - 10200204	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	8950 NW 78 CT - BUILDING 13 LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA	1-31-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance_____	
28	24 - 10200205	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	8910 NW 78 CT - BUILDING 14 LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA	1-31-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance_____	
29	24 - 10200206	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	8890 NW 78 CT - BUILDING 15 LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA	1-31-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance_____	
30	24 - 10200207	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	8860 NW 78 CT - BUILDING 16 LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA	1-31-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance_____	

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31	24 - 10200208	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	8820 NW 78 CT - BUILDING 17 LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA	1-31-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance_____	
32	24 - 10200209	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	8801 NW 78 PL - BUILDING 18 LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA	1-31-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance_____	
33	24 - 10200210	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	8841 NW 78 CT - BUILDING 19 LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA	1-31-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance_____	
34	24 - 10200211	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	8861 NW 78 PL - BUILDING 20 LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA	1-31-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance_____	
35	24 - 10200212	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	8931 NW 78 PL - BUILDING 21 LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA	1-31-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance_____	

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36	24 - 10200213	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	8971 NW 78 PL - BUILDING 22 LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA	1-31-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance_____	
37	24 - 10200214	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	8800 NW 78 CT LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA	1-31-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance_____	
38	24 - 10200248	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	8020 NW 96 TER - BUILDING 5 CORAL VISTA INVESTORS LLC	ADOLFO EVIA	2-2-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance_____	
39	24 - 10200249	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	8010 NW 96 TER - BUILDING 6 CORAL VISTA INVESTORS LLC	ADOLFO EVIA	2-2-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance_____	
40	24 - 10200250	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	7990 NW 96 TER - BUILDING 7 CORAL VISTA INVESTORS LLC	ADOLFO EVIA	2-2-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance_____	

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41	24 - 10200261	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	8030 NW 96 TER - BUILDING 3 CORAL VISTA INVESTORS LLC	ADOLFO EVIA	2-2-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance_____	
42	24 - 10200262	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	8040 NW 96 TER - BUILDING 4 CORAL VISTA INVESTORS LLC	ADOLFO EVIA	2-2-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance_____	
43	24 - 10200263	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	8050 NW 96 TER - BUILDING 11 CORAL VISTA INVESTORS LLC	ADOLFO EVIA	2-2-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance_____	
44	24 - 10200264	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	8060 NW 96 TER - BUILDING 8 CORAL VISTA INVESTORS LLC	ADOLFO EVIA	2-2-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance_____	
45	24 - 10200265	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	8090 NW 96 TER CORAL VISTA INVESTORS LLC	ADOLFO EVIA	2-2-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance_____	

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46	24 - 10200266	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	8070 NW 96 TER - BUILDING 9 CORAL VISTA INVESTORS LLC	ADOLFO EVIA	2-2-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance_____	
47	24 - 10200267	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	8080 NW 96 TER - BUILDING 10 CORAL VISTA INVESTORS LLC	ADOLFO EVIA	2-2-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance_____	
48	24 - 10200268	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	8098 NW 96 TER - BUILDING 1 CORAL VISTA INVESTORS LLC	ADOLFO EVIA	2-2-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance_____	
49	24 - 10200269	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	8096 NW 96 TER - BUILDING 2 CORAL VISTA INVESTORS LLC	ADOLFO EVIA	2-2-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance_____	
50	24 - 10200317	PENALTY/NON-COMPLIANCE-SM RESIDENTIAL ALTERATION W/O PMT	6200 NW 62 ST #111 ROBERTO MUNOZ & MARIA JOSEFA NUNEZ	ADOLFO EVIA	2-3-2026	_____days to comply deadline_____ daily fine $100 starts_____ amend F/O_____days to comply comply_____P/H_____ continuance_____	

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