



**CITY OF TAMARAC
SPECIAL MAGISTRATE HEARING**

**7525 NW 88th Avenue
Tamarac, Florida 33321
Wednesday, June 3, 2026
2:00 PM**

-
- 1. Call to Order**
 - 2. Pledge of Allegiance**
 - 3. Swearing in of Witnesses**
 - 4. Approval of Minutes**
 - 4.1 Special Magistrate Meeting Minutes 5-6-2026**
 - 5. Violation Hearing**
 - 5.1 Special Magistrate Hearing June 3, 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.

SPECIAL MAGISTRATE AGENDA ITEM REPORT

DATE: June 3, 2026
SUBMITTED BY: Michelle Fontanez
ITEM TYPE: Other
AGENDA SECTION: Approval of Minutes
TITLE: Special Magistrate Meeting Minutes 5-6-2026

ATTACHMENTS:

[Special Magistrate Hearing Meeting Minutes - May 6, 2026.1.pdf](#)

SPECIAL MAGISTRATE MEETING MINUTES
WEDNESDAY MAY 6, 2026
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, May 6, 2026 at 2:08 P.M., in the Tamarac City Hall Commission Chambers.

2. ROLL CALL

STAFF PRESENT:

Diko Alexander, Assistant Building Official
Cary Bauer, Chief Plumbing Inspector
Peter Deveaugh, Chief Electrical Inspector
Juan Villanueva, Building Inspector
Adolfo Evia, Chief Building Inspector
Anthony Penevolpe, Chief Mechanical Inspector
Arsenio Ravelo, Building Inspector
Benjamin Stegman, Mechanical Inspector
Mark Faretra, Building 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:

Veronica A. Hazzard	Donald Rust
Juan Pablo Orozo	Paola Arias Torres
Rema Lee	Margaret McKenzie
J Ramos-Kemp	Pierina Petrovich
Terry Kerr	Mauricio Garcia

Special Magistrate Tamar N. Hamilton, approved the minutes of April 1, 2026, as submitted.

May 6, 2026, Violation Hearing
Meeting Minutes:

Item # 2

25-10200130
5706 NW 70 Terrace
William A Bobadilla

The respondent was not present, and the property is not in compliance.

Special Magistrate Order: Amend Final Order, 90 days for compliance deadline 8-4-2026 or penalty hearing 8-5-2026.

Item # 3

25-10200432
4404 Queen Palm Lane
Albert Azran

The respondent was not present, and the property is not in compliance.

Special Magistrate Order: Amend Final Order, 60 days for compliance deadline 7-5-2026 or penalty hearing 8-5-2026.

Item # 4

25-10200273
3800 W Commercial Blvd
Roshan Hospitality LLC

The respondent was not present, and the property is not in compliance.

Special Magistrate Order: 60 days for compliance deadline 7-5-2026 or daily fines beginning 7-6-2026 until compliance is achieved.

Item # 7

24-10200228
2304 NW 55 Street
Maria L Bernal & Angel L Cruz, Etal

The respondent was not present, and the property is not in compliance.

Special Magistrate Order: 60 days for compliance deadline 7-5-2026 or daily fines beginning 7-6-2026 until compliance is achieved.

Item # 10

25-10200296
5704 Bayberry Lane
Sean Wright & Christine Wright

The respondent was not present, and the property is not in compliance.

Special Magistrate Order: Amend Final Order, 90 days for compliance deadline 8-4-2026 or penalty hearing 8-5-2026.

Item # 12

25-10200401

7614 NW 68 Way

Sandy Hook Investments LLC

The respondent, J. Ramos Kemp, was present, and the property is not in compliance.

Special Magistrate Order: 60 days for compliance deadline 7-5-2026 or penalty hearing 8-5-2026. Special Magistrate administrative fee due \$75.00.

Item # 13

25-10200413

6041 N University Drive

UFC Investments & Management, Inc.

The respondent was not present, and the property is not in compliance.

Special Magistrate Order: 60 days for compliance deadline 7-5-2026 or penalty hearing 8-5-2026. Special Magistrate administrative fee due \$75.00.

Item # 15

25-10200420

8103 NW 102 Terrace

Jose B Rodriguez & Jerrilyn Rodriguez

The respondent was not present, and the property is not in compliance.

Special Magistrate Order: 90 days for compliance deadline 8-4-2026 or penalty hearing 8-5-2026. Special Magistrate administrative fee due \$75.00.

Item # 16

25-10200423

Cash4homeflips LLC

2400 NW 55 Street

The respondent was not present, and the property is not in compliance.

Special Magistrate Order: 60 days for compliance deadline 7-5-2026 or penalty hearing 8-5-2026. Special Magistrate administrative fee due \$75.00.

Item # 17

25-10200425

6185 D Live Oak Court

Shereece Miller

The respondent was not present, and the property is not in compliance.

Special Magistrate Order: 90 days for compliance deadline 8-4-2026 or penalty hearing 8-5-2026. Special Magistrate administrative fee due \$75.00.

Item # 19
26-10200049
8511 NW 59 Street
TLK Real Estate LLC

The respondent, Terry Kerr, was present, and the property is not in compliance.

Special Magistrate Order: 60 days for compliance deadline 7-5-2026, or daily fines of \$100.00 beginning 7-6-2026, until compliance is achieved. Special Magistrate administrative fee due \$75.00.

Item # 20
24-10200300
5800 N University Drive
Everland LLC

The respondent was not present, and the property is not in compliance.

Special Magistrate Order: 60 days for compliance deadline 7-5-2026, or daily fines of \$100.00 beginning 7-6-2026, until compliance is achieved.

Item # 21
24-10200329
8815 NW 76 Street
Jairo Raul Lanzas

The respondent was not present, and the property is not in compliance.

Special Magistrate Order: 90 days for compliance deadline 8-4-2026, or daily fines of \$100.00 beginning 8-5-2026, until compliance is achieved.

Item # 22
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 Order: 90 days for compliance deadline 8-4-2026, or daily fines of \$100.00 beginning 8-5-2026, until compliance is achieved.

Item # 23
25-10200301
10214 NW 83 Street
Juan Pablo Orozco

The respondent, Juan Pablo Orozco, was present, and the property is not in compliance.

Special Magistrate Order: Amend Final Order, 90 days for compliance deadline 8-4-2026 or penalty hearing 8-5-2026.

Item # 24

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 Order: Amend Final Order, 90 days for compliance deadline 8-4-2026 or penalty hearing 8-5-2026.

Item # 25

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 Order: 90 days for compliance deadline 8-4-2026, or daily fines of \$100.00 beginning 8-5-2026, until compliance is achieved.

Item # 30

25-10200292

10218 NW 83 Street

Jeniffer Angela Johnson & Rashida Jamilla Sanderson

The respondent was not present, and the property is not in compliance.

Special Magistrate Order: Amend Final Order, 90 days for compliance deadline 8-4-2026 or penalty hearing 8-5-2026.

Item # 32

25-10200316

8614 NW 82 Street

Maria C Ledezma & Adolfo Ledezma

The respondent was not present, and the property is not in compliance.

Special Magistrate Order: 90 days for compliance deadline 8-4-2026, or daily fines of \$100.00 beginning 8-5-2026, until compliance is achieved.

Item # 33

25-10200321

6020 NW 64 Avenue – Building 4

Bermuda Club Community Association, Inc.

The respondent, Paola Arias Torres, was present, and the property is not in compliance.

Special Magistrate Order: Amend Final Order, 60 days for compliance deadline 7-5-2026 or penalty hearing 8-5-2026.

Item # 34
25-10200335
10218 NW 83 Street
Jeniffer Angela Johnson & Rashida Jamilla Sanderson
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: Amend Final Order, 90 days for compliance deadline 8-4-2026 or penalty hearing 8-5-2026.

Item # 36
25-10200340
7901 W Commercial Blvd
Hergenrader Fam TR
The respondent, Veronica A Hazzard, was present, and the property is not in compliance.
Special Magistrate Order: Amend Final Order, 30 days for compliance deadline 6-5-2026 or penalty hearing 7-1-2026.

Item # 38
25-10200347
10599 NW 67 Street
LIU Holdings LLC
The respondent, Rema Lee, was present, and the property is not in compliance.
Special Magistrate Order: Amend Final Order, 180 days for compliance deadline 10-31-2026 or penalty hearing 11-4-2026.

Item # 45
25-10200363
6181 NW 57 Street – Building #2
Fountains of Tamarac Condominium Association, Inc.
The respondent, Mauricio Garcia, was present, case continuance from 4-1-2026 hearing and the property is not in compliance.
Special Magistrate Order: 90 days for compliance deadline 8-4-2026, or daily fines of \$100.00 beginning 8-5-2026, until compliance is achieved.

Item # 46
25-10200364
6175 NW 57 Street – Building #3
Fountains of Tamarac Condominium Association, Inc.
The respondent, Mauricio Garcia, was present, case continuance from 4-1-2026 hearing and the property is not in compliance.
Special Magistrate Order: 90 days for compliance deadline 8-4-2026, or daily fines of \$100.00 beginning 8-5-2026, until compliance is achieved.

Item # 47
25-10200365
8834 W McNab Road – Building 6
The Greens Condominium Apartments, Inc.
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: Amend Final Order, 180 days for compliance from engineer report
deadline 7-21-2026 or penalty hearing 8-5-2026.

Item # 48
25-10200366
8838 W McNab Road – Building 7
The Greens Condominium Apartments, Inc.
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: Amend Final Order, 180 days for compliance from engineer report
deadline 7-21-2026 or penalty hearing 8-5-2026.

Item # 49
25-10200367
8842 W McNab Road – Building 8
The Greens Condominium Apartments, Inc.
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: Amend Final Order, 180 days for compliance from engineer report
deadline 7-21-2026 or penalty hearing 8-5-2026.

Item # 50
25-10200368
8846 W McNab Road – Building 9
The Greens Condominium Apartments, Inc.
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: Amend Final Order, 180 days for compliance from engineer report
deadline 7-21-2026 or penalty hearing 8-5-2026.

Item # 51
25-10200371
3801 NW 49 Street
T & D Realty Enterprises LLC
The respondent, Donald Rust, was present, and the property is not in compliance.
Special Magistrate Order: Amend Final Order, 30 days for compliance deadline 6-5-2026 or
penalty hearing 7-1-2026.

Item # 52

25-10200373

7301 N University Drive

University Hospital LTD

The respondent, Pierina Petrovich, was present, and the property is not in compliance.

Special Magistrate Order: Amend Final Order, 180 days for compliance from engineer report deadline 8-17-2026 or penalty hearing 9-2-2026.

Item # 53

25-10200374

8060 Colony Circle N – Building 1

Versailles Gardens Condominium Association, Inc.

The respondent was not present, and the property is not in compliance.

Special Magistrate Order: 30 days for compliance deadline 6-5-2026, or daily fines of \$100.00 beginning 6-6-2026 until compliance is achieved.

Item # 54

25-10200375

8040 Colony Circle N – Building 2

Versailles Gardens Condominium Association, Inc.

The respondent was not present, and the property is not in compliance.

Special Magistrate Order: 30 days for compliance deadline 6-5-2026, or daily fines of \$100.00 beginning 6-6-2026 until compliance is achieved.

Item # 55

25-10200376

8020 Colony Circle N – Building 3

Versailles Gardens Condominium Association, Inc.

The respondent was not present, and the property is not in compliance.

Special Magistrate Order: 30 days for compliance deadline 6-5-2026, or daily fines of \$100.00 beginning 6-6-2026 until compliance is achieved.

Item # 56

25-10200377

8010 Colony Circle N – Building 4

Versailles Gardens Condominium Association, Inc.

The respondent was not present, and the property is not in compliance.

Special Magistrate Order: 30 days for compliance deadline 6-5-2026, or daily fines of \$100.00 beginning 6-6-2026 until compliance is achieved.

Item # 57
25-10200378
7960 Colony Circle N – Building 5
Versailles Gardens Condominium Association, Inc.
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: 30 days for compliance deadline 6-5-2026, or daily fines of \$100.00 beginning 6-6-2026 until compliance is achieved.

Item # 58
25-10200379
7920 Colony Circle N – Building 6
Versailles Gardens Condominium Association, Inc.
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: 30 days for compliance deadline 6-5-2026, or daily fines of \$100.00 beginning 6-6-2026 until compliance is achieved.

Item # 59
25-10200380
7910 Colony Circle N – Building 7
Versailles Gardens Condominium Association, Inc.
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: 30 days for compliance deadline 6-5-2026, or daily fines of \$100.00 beginning 6-6-2026 until compliance is achieved.

Item # 60
25-10200381
7911 Colony Circle N – Building 8
Versailles Gardens Condominium Association, Inc.
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: 30 days for compliance deadline 6-5-2026, or daily fines of \$100.00 beginning 6-6-2026 until compliance is achieved.

Item # 61
25-10200382
7831 Colony Circle N – Building 9
Versailles Gardens Condominium Association, Inc.
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: 30 days for compliance deadline 6-5-2026, or daily fines of \$100.00 beginning 6-6-2026 until compliance is achieved.

Item # 62
25-10200383
7801 Colony Circle S – Building 10
Versailles Gardens Condominium Association, Inc.
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: 30 days for compliance deadline 6-5-2026, or daily fines of \$100.00 beginning 6-6-2026 until compliance is achieved.

Item # 63
25-10200384
7800 Colony Circle S – Building 11
Versailles Gardens Condominium Association, Inc.
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: 30 days for compliance deadline 6-5-2026, or daily fines of \$100.00 beginning 6-6-2026 until compliance is achieved.

Item # 64
25-10200385
7820 Colony Circle S – Building 12
Versailles Gardens Condominium Association, Inc.
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: 30 days for compliance deadline 6-5-2026, or daily fines of \$100.00 beginning 6-6-2026 until compliance is achieved.

Item # 65
25-10200386
7901 Colony Circle S – Building 13
Versailles Gardens Condominium Association, Inc.
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: 30 days for compliance deadline 6-5-2026, or daily fines of \$100.00 beginning 6-6-2026 until compliance is achieved.

Item # 66
25-10200387
7900 Colony Circle S – Building 14
Versailles Gardens Condominium Association, Inc.
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: 30 days for compliance deadline 6-5-2026, or daily fines of \$100.00 beginning 6-6-2026 until compliance is achieved.

Item # 67
25-10200388
7925 Colony Circle S – Building 15
Versailles Gardens Condominium Association, Inc.
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: 30 days for compliance deadline 6-5-2026, or daily fines of \$100.00 beginning 6-6-2026 until compliance is achieved.

Item # 68
25-10200389
8000 Colony Circle S – Building 16
Versailles Gardens Condominium Association, Inc.
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: 30 days for compliance deadline 6-5-2026, or daily fines of \$100.00 beginning 6-6-2026 until compliance is achieved.

Item # 69
25-10200390
8025 Colony Circle S – Building 17
Versailles Gardens Condominium Association, Inc.
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: 30 days for compliance deadline 6-5-2026, or daily fines of \$100.00 beginning 6-6-2026 until compliance is achieved.

Item # 70
25-10200391
8051 Colony Circle S – Building 18
Versailles Gardens Condominium Association, Inc.
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: 30 days for compliance deadline 6-5-2026, or daily fines of \$100.00 beginning 6-6-2026 until compliance is achieved.

Item # 71
25-10200392
8060 Fairview Drive – Building 19
Versailles Gardens Condominium Association, Inc.
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: 30 days for compliance deadline 6-5-2026, or daily fines of \$100.00 beginning 6-6-2026 until compliance is achieved.

Item # 72
25-10200393
8020 Fairview Drive – Building 20
Versailles Gardens Condominium Association, Inc.
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: 30 days for compliance deadline 6-5-2026, or daily fines of \$100.00 beginning 6-6-2026 until compliance is achieved.

Item # 73
25-10200394
8001 Fairview Drive – Building 21
Versailles Gardens Condominium Association, Inc.
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: 30 days for compliance deadline 6-5-2026, or daily fines of \$100.00 beginning 6-6-2026 until compliance is achieved.

Item # 74
25-10200395
8000 Fairview Drive – Building 22
Versailles Gardens Condominium Association, Inc.
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: 30 days for compliance deadline 6-5-2026, or daily fines of \$100.00 beginning 6-6-2026 until compliance is achieved.

Item # 75
25-10200396
7925 Fairview Drive – Building 23
Versailles Gardens Condominium Association, Inc.
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: 30 days for compliance deadline 6-5-2026, or daily fines of \$100.00 beginning 6-6-2026 until compliance is achieved.

Item # 76
25-10200397
7900 Fairview Drive – Building 24
Versailles Gardens Condominium Association, Inc.
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: 30 days for compliance deadline 6-5-2026, or daily fines of \$100.00 beginning 6-6-2026 until compliance is achieved.

Item # 77
25-10200398
7825 Fairview Drive – Building 25
Versailles Gardens Condominium Association, Inc.
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: 30 days for compliance deadline 6-5-2026, or daily fines of \$100.00 beginning 6-6-2026 until compliance is achieved.

Item # 79
26-10200102
4909 NW 52 Street
Leon McKenzie
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: 30 days for compliance deadline 6-5-2026, or daily fines of \$100.00 beginning 6-6-2026 until compliance is achieved.

DONE AND ORDERED, this, May 6, 2026
ATTEST:

5. **ADJOURNMENT**

There being nothing further to discuss, Special Magistrate, Tamar N. Hamilton, adjourned the meeting at 3:14p.m.

Tamar N. Hamilton
Special Magistrate

Date: _____

Tony Palacios
Chief Building Official / Director

Date: _____

Michelle Fontanez
Administrative Assistant, Building Department

Date: _____

SPECIAL MAGISTRATE AGENDA ITEM REPORT

DATE: June 3, 2026
SUBMITTED BY: Michelle Fontanez
ITEM TYPE: Other
AGENDA SECTION: Violation Hearing
TITLE: Special Magistrate Hearing June 3, 2026

ATTACHMENTS:

[Special Magistrate Hearing Agenda - June 3, 2026.1.pdf](#)

**CITY OF TAMARAC
SPECIAL MAGISTRATE HEARING
JUNE 3, 2026, at 2:00 P.M.**

The Building Division of the City of Tamarac will hold a Special Magistrate Meeting on June 3, 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, May 6, 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.

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.

Submitted By:



MICHELLE A. FONTANEZ
ADMINISTRATIVE ASSISTANT

5/22/2020
DATE



OTONIEL (TONY) PALACIOS
CHIEF BUILDING OFFICIAL / DIRECTOR

5-22-2020
DATE

DRAFT

Special Magistrate Hearing
Meeting Date: 6/3/2026

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments
1	26 - 10200058	FIRST TIME VIOLATION-SM COMMERCIAL ALTERATION W/O PMT	7900 N UNIVERSITY DR #202 AZUL TAMARAC LLC	ANTHONY PENEVOLPE		_____ days to comply deadline _____ P/H _____ continuance per SM _____ SM administrative fee \$75.00
2	25 - 102000310	PENALTY/NON-COMPLIANCE-SM UNSAFE CONDITION	1909 NW 46 ST CHERRI SYLVESTER H/E CHRIS SYLVESTER H/E ETAL	ARSENIO RAVELO	6-1-2026	_____ days to comply deadline _____ daily fine \$100 beginning _____ Amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____
3	25 - 102000411	PENALTY/NON-COMPLIANCE-SM OCCUPANCY W/O SAFETY	8154 N UNIVERSITY DR 8186 UNIVERSITY PLAZA LLC	ARSENIO RAVELO	5-31-2026	_____ days to comply deadline _____ daily fine \$100 beginning _____ Amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____
4	26 - 102000039	FIRST TIME VIOLATION-SM OCCUPANCY W/O SAFETY	4600 W COMMERCIAL BLVD #4 M J FLORIDA INVESTMENTS LLC	ARSENIO RAVELO		_____ days to comply deadline _____ P/H _____ continuance per SM _____ SM administrative fee \$75.00
5	25-102000071	FIRST TIME VIOLATION-SM INTERIOR WIRING W/O PMT COMPLIED	3710 W COMMERCIAL BLVD FAMILY OF GOD MINISTRY INC	RINOR KRASNIQI		COMPLIED

Special Magistrate Hearing
Meeting Date: 6/3/2026

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments
6	25 - 10200424	FIRST TIME VIOLATION-SM MECHANICAL EQUIPMENT W/O PMT	8900 NW 70 ST VERONIE ANTOINE JEAN R TOISSOU & MARIE V VALEUS	BENJAMIN (BEN) STEGMAN		<p>_____ days to comply</p> <p>deadline _____</p> <p>P/H _____</p> <p>continuance per SM _____</p> <p>SM administrative fee \$75.00</p>
7	26-10200001	FIRST TIME VIOLATION-SM REPLACE A/C W/O PMT COMPLIED	8505 NW 57 PL ROSEMARY E TURNER PRESLEY	BENJAMIN (BEN) STEGMAN		COMPLIED
8	26-10200019	FIRST TIME VIOLATION-SM REPLACE A/C W/O PMT	7906 NW 68 TER RASHEED ALI & MARGARET ALI	BENJAMIN (BEN) STEGMAN		<p>_____ days to comply</p> <p>deadline _____</p> <p>P/H _____</p> <p>continuance per SM _____</p> <p>SM administrative fee \$75.00</p>
9	26 - 10200042	FIRST TIME VIOLATION-SM REPLACE A/C W/O PMT COMPLIED	4618 NW 44 ST ANNE M JOSEPH EST	BENJAMIN (BEN) STEGMAN		COMPLIED
10	26 - 10200052	FIRST TIME VIOLATION-SM REPLACE A/C W/O PMT	7739 SOUTHAMPTON TER #402 SHAMIM NOORALI	BENJAMIN (BEN) STEGMAN		<p>_____ days to comply</p> <p>deadline _____</p> <p>P/H _____</p> <p>continuance per SM _____</p> <p>SM administrative fee \$75.00</p>

Special Magistrate Hearing
Meeting Date: 6/3/2026

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments
11	26 - 10200009	FIRST TIME VIOLATION-SM OCCUPANCY W/O SAFETY COMPLIED	6412 N UNIVERSITY DR #129 6412 UNIVERSITY SHOPPES LLLP	JUAN VILLANUEVA		COMPLIED
12	26 - 10200013	FIRST TIME VIOLATION-SM RESIDENTIAL ALTERATION W/O PMT	8110 NW 94 LN CHRISTOPHER S LIOTTI H/E & MELISSA LIOTTI	JUAN VILLANUEVA		deadline _____ days to comply P/H _____ continuance per SM _____ SM administrative fee \$75.00
13	26 - 10200030	FIRST TIME VIOLATION-SM RESIDENTIAL ALTERATION W/O PMT	7623 SOUTHAMPTON TER #215 JHOAN FERRO & MARIA PASGRAF	JUAN VILLANUEVA		deadline _____ days to comply P/H _____ continuance per SM _____ SM administrative fee \$75.00
14	26 - 10200032	FIRST TIME VIOLATION-SM WINDOWS- DOORS W/O PMT COMPLIED	8121 NW 100 DR DANILLE ESPEUT	JUAN VILLANUEVA		COMPLIED
15	26 - 10200033	FIRST TIME VIOLATION-SM SHUTTERS W/O PMT COMPLIED	11040 WHITMAN LN TARIQ ALI	JUAN VILLANUEVA		COMPLIED

Special Magistrate Hearing
Meeting Date: 6/3/2026

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments
16	26 - 10200034	FIRST TIME VIOLATION-SM SHUTTERS W/O PMT	9520 S VERMOSA LN CHRISTOPHER M FORNES & STACIE FORNES	JUAN VILLANUEVA		_____ days to comply deadline _____ P/H _____ continuance per SM _____ SM administrative fee \$75.00
17	26 - 10200037	FIRST TIME VIOLATION-SM OCCUPANCY W/O SAFETY	10358 W MCNAB RD #C3 CAIRNHILL LOGISTICS ESB ASSETS LLC	JUAN VILLANUEVA		_____ days to comply deadline _____ P/H _____ continuance per SM _____ SM administrative fee \$75.00
18	26 - 10200041	FIRST TIME VIOLATION-SM RESIDENTIAL ALTERATION W/O PMT	7675 NW 79 AVE #111 RJC & ASSOCIATES INC	JUAN VILLANUEVA		_____ days to comply deadline _____ P/H _____ continuance per SM _____ SM administrative fee \$75.00
19	26 - 10200046	FIRST TIME VIOLATION-SM EXPIRED PERMIT	8588 LYCHEE DR FREDY ZUNIGA	JUAN VILLANUEVA		_____ days to comply deadline _____ P/H _____ continuance per SM _____ SM administrative fee \$75.00
20	26 - 10200047	FIRST TIME VIOLATION-SM EXPIRED PERMIT	5613 NW 50 AVE KELLEY M ZEITOUNE H/E & ELLIOT M ZEITOUNE	JUAN VILLANUEVA		_____ days to comply deadline _____ P/H _____ continuance per SM _____ SM administrative fee \$75.00

Special Magistrate Hearing
Meeting Date: 6/3/2026

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments
21	25 - 10200054	PENALTY/NON-COMPLIANCE-SM RESIDENTIAL ALTERATION W/O PMT	5810 NW 56 PL ISMAEL ATTILUS & WIDLIN ATTILUS	ADOLFO EVIA	6-1-2026	deadline _____ days to comply daily fine \$100 beginning _____ Amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____
22	25 - 10200134	PENALTY/NON-COMPLIANCE-SM RESIDENTIAL ALTERATION W/O PMT	8710 AZALEA CT #103 LYNN GORODSKY TR	ADOLFO EVIA	6-1-2026	deadline _____ days to comply daily fine \$100 beginning _____ Amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____
23	25 - 10200201	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	5190 E SABAL PALM BLVD X1 SABAL PALM CONDOMINIUM ASSOCIATION INC.	ADOLFO EVIA	5-31-2026	deadline _____ days to comply daily fine \$100 beginning _____ Amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____
24	25 - 10200202	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	5180 E SABAL PALM BLVD X1 SABAL PALM CONDOMINIUM ASSOCIATION INC.	ADOLFO EVIA	5-31-2026	deadline _____ days to comply daily fine \$100 beginning _____ Amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____
25	25 - 10200203	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	4990 E SABAL PALM BLVD #2 SABAL PALM CONDOMINIUM ASSOCIATION INC.	ADOLFO EVIA	5-31-2026	deadline _____ days to comply daily fine \$100 beginning _____ Amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____

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26	25 - 10200204	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	4980 E SABAL PALM BLVD - BLDG 2 SABAL PALM CONDOMINIUM ASSOCIATION INC.	ADOLFO EVIA	5-31-2026	deadline _____ days to comply daily fine \$100 beginning _____ Amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____
27	25 - 10200205	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	5000 E SABAL PALM BLVD SABAL PALM CONDOMINIUM ASSOCIATION INC.	ADOLFO EVIA	5-31-2026	deadline _____ days to comply daily fine \$100 beginning _____ Amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____
28	25 - 10200317	FIRST TIME VIOLATION-SM RESIDENTIAL ALTERATION W/O PMT	8008 NW 106 AVE RONY DERENONCOURT & MARIE DERENONCOURT	ADOLFO EVIA		deadline _____ days to comply P/H _____ continuance per SM _____ SM administrative fee \$75.00
29	25 - 10200318	FIRST TIME VIOLATION-SM RESIDENTIAL ALTERATION W/O PMT	8856 W MCNAB RD #104 CARLOS MANUEL ALFARO LUCINDA R MONTOTO	ADOLFO EVIA		deadline _____ days to comply P/H _____ continuance per SM _____ SM administrative fee \$75.00
30	25 - 10200327	FIRST TIME VIOLATION-SM COMMERCIAL ALTERATION W/O PMT	7132 N NOB HILL RD PALSHUA REALTY TAMARAC LLC	ADOLFO EVIA		deadline _____ days to comply P/H _____ continuance per SM _____ SM administrative fee \$75.00

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31	25 - 10200409	FIRST TIME VIOLATION-SM RESIDENTIAL ALTERATION W/O PMT	6611 NW 84 ST YAILYN ARBONA & YOISEL DIAZ ARTILES	ADOLFO EVIA		_____ days to comply deadline _____ P/H _____ continuance per SM _____ SM administrative fee \$75.00
32	26 - 10200016	FIRST TIME VIOLATION-SM WINDOWS- DOORS W/O PMT	6195 ROCK ISLAND RD #112 NEWVIS D BROWN	ADOLFO EVIA		_____ days to comply deadline _____ P/H _____ continuance per SM _____ SM administrative fee \$75.00
33	26 - 10200017	FIRST TIME VIOLATION-SM RESIDENTIAL ALTERATION W/O PMT	7251 ASHMONTE CIR JAY A WACHMAN	ADOLFO EVIA		_____ days to comply deadline _____ P/H _____ continuance per SM _____ SM administrative fee \$75.00
34	25 - 10200270	PENALTY/NON-COMPLIANCE-SM EXTERIOR SIDING-STUCCO W/O PMT	68 ANN LEE LN SASHAUNA ALICIA JAMES	MARK FARETRA	6-1-2026	_____ days to comply deadline _____ daily fine \$100 beginning _____ Amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____
35	25 - 10200412	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	8200 N UNIVERSITY DR MACMILLAN REAL ESTATE LLC	MARK FARETRA	5-31-2026	_____ days to comply deadline _____ daily fine \$100 beginning _____ Amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____

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36	25 - 10200421	PENALTY/NON-COMPLIANCE-SM RESIDENTIAL ALTERATION W/O PMT COMPLIED	6195 ROCK ISLAND RD #110 WILLIAM D CHURCH	MARK FARETRA	6-1-2026	COMPLIED
37	26 - 10200002	FIRST TIME VIOLATION-SM SHUTTERS W/O PMT COMPLIED	4714 NW 47 TER JOSEPH CHARLES KORPICS JR	MARK FARETRA		COMPLIED
38	26 - 10200003	FIRST TIME VIOLATION-SM RESIDENTIAL ALTERATION W/O PMT	4604 NW 29 TER ROSENIE MERZIUS MERISTAL OSTREAL	MARK FARETRA		_____ days to comply deadline _____ P/H _____ continuance per SM _____ SM administrative fee \$75.00
39	26 - 10200008	FIRST TIME VIOLATION-SM BUILDING MISCELLANEOUS COMPLIED	7310 NW 75 ST STEVEN ARRIAGA GEYLER OTANO ORDUNEZ	MARK FARETRA		COMPLIED
40	26 - 10200014	FIRST TIME VIOLATION-SM FENCE W/O PMT COMPLIED	5303 NW 50 TER LATOYA NEKISHA GILES H/E DEMETRIUS ANTONIO JONES	MARK FARETRA		COMPLIED

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41	26 - 10200015	FIRST TIME VIOLATION-SM SHED W/O PMT	8010 NW 75 AVE TRICIA ETIENNE & WALLACE ETIENNE	MARK FARETRA		_____ days to comply deadline _____ P/H _____ continuance per SM _____ SM administrative fee \$75.00
42	26 - 10200020	FIRST TIME VIOLATION-SM BUILDING MISCELLANEOUS	4575 NW 16 WAY CHARMAINE MARIE THOMAS	MARK FARETRA		_____ days to comply deadline _____ P/H _____ continuance per SM _____ SM administrative fee \$75.00
43	26 - 10200022	FIRST TIME VIOLATION-SM BUILDING MISCELLANEOUS	7811 NW 75 AVE CHRISTOPHER GAETAN SANON REGINE MADIOU	MARK FARETRA		_____ days to comply deadline _____ P/H _____ continuance per SM _____ SM administrative fee \$75.00
44	26 - 10200023	FIRST TIME VIOLATION-SM RESIDENTIAL ALTERATION W/O PMT	2507 NW 54 ST ALEXANDRA TASSY	MARK FARETRA		_____ days to comply deadline _____ P/H _____ continuance per SM _____ SM administrative fee \$75.00
45	26 - 10200025	FIRST TIME VIOLATION-SM ROOFING W/O PMT COMPLIED	7911 NW 70 AVE VENISE JOY BASCOE	MARK FARETRA		COMPLIED

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46	26 - 10200026	FIRST TIME VIOLATION-SM ROOFING W/O PMT	7606 NW 73 AVE ALEXANDRE CHERISOL & OREZIA CHERISOL	MARK FARETRA		_____ days to comply deadline _____ P/H _____ continuance per SM _____ SM administrative fee \$75.00
47	26 - 10200027	FIRST TIME VIOLATION-SM SHUTTERS W/O PMT COMPLIED	8210 NW 57 PL CRISTINA DIAZ	MARK FARETRA		COMPLIED
48	26 - 10200028	FIRST TIME VIOLATION-SM BUILDING MISCELLANEOUS	6610 NW 98 AVE BRUNO DANNENBERG H/E NIDER DANNENBERG	MARK FARETRA		_____ days to comply deadline _____ P/H _____ continuance per SM _____ SM administrative fee \$75.00
49	26 - 10200029	FIRST TIME VIOLATION-SM FENCE W/O PMT	8271 NW 67 AVE ERIC P SMAUSE H/E & JIMENA SMAUSE	MARK FARETRA		_____ days to comply deadline _____ P/H _____ continuance per SM _____ SM administrative fee \$75.00