



CITY OF TAMARAC SPECIAL MAGISTRATE HEARING

**7525 NW 88th Avenue
Tamarac, Florida 33321
Wednesday, August 5, 2026
2:00 PM**

-
- 1. Call to Order**
 - 2. Pledge of Allegiance**
 - 3. Swearing in of Witnesses**
 - 4. Approval of Minutes**
 - 4.1 Meeting Minutes 7-1-2026**
 - 5. Violation Hearing**
 - 5.1 Special Magistrate Hearing 8-5-2026**
 - 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: August 5, 2026
SUBMITTED BY: Michelle Fontanez
ITEM TYPE: Other
AGENDA SECTION: Approval of Minutes
TITLE: Meeting Minutes 7-1-2026

ATTACHMENTS:
[7-1-2026 Meeting Minutes.pdf](#)

SPECIAL MAGISTRATE MEETING MINUTES
WEDNESDAY JULY 1, 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, July 1, 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
Juan Villanueva, Building Inspector
Adolfo Evia, Chief Building Inspector
Anthony Penevolpe, Chief Mechanical Inspector
Arsenio Ravelo, Building Inspector
Rinor Krasniqi, Electrical Inspector
Benjamin Stegman, Mechanical Inspector
Mark Faretra, Building Inspector
Maria Aviles, Senior Office Assistant
Kimberly Pace, Temp
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:

Mitchell Weber	Mario Rosi
Marsha Weinstein	Amshel Kage
Hugo Caffaratti	
Oral Brown	
Donald Rist	
Luz Baldeon	
Burt Sostchin	

Special Magistrate Tamar N. Hamilton, approved the minutes of June 3, 2026, as submitted.

July 1, 2026, Violation Hearing
Meeting Minutes:

Item # 1

26-10200054

6716 N University Drive

6702 – 6852 Commons Tamarac LLC

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

Special Magistrate Order: 90 days for compliance deadline 9-29-2026 or penalty hearing 10-7-2026. Special Magistrate administrative fee \$75.00 due.

Item # 3

26-10200097

5825 N University Drive

5825 N University DR LLC

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

Special Magistrate Order: 30 days for compliance deadline 7-30-2026 or penalty hearing 8-5-2026. Special Magistrate administrative fee \$75.00 due.

Item # 4

25-10200340

7901 W Commercial Blvd

Hergenrader Fam TR

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

Special Magistrate Order: 30 days for compliance deadline 7-30-2026 or daily fines of \$100.00 beginning 7-31-2026 until compliance is achieved.

Item # 5

25-10200371

3801 NW 49 Street

T&D Realty Enterprises LLC

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

Special Magistrate Order: Amend Final Order 60 days for compliance deadline 8-30-2026 or penalty hearing 9-2-2026.

Item # 7

26-10200094

8814 W McNab Road #304

Hugo A Caffaratti H/E & Patricia Irisarri

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

Special Magistrate Order: 90 days for compliance deadline 9-29-2026 or penalty hearing 10-7-2026. Special Magistrate administrative fee \$75.00 due.

Item # 8

26-10200123

6514 – 6522 NW 98 Terrace, Building 26

Spyglass Condominium Inc, 1

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

Special Magistrate Order: 90 days for compliance deadline 9-29-2026 or penalty hearing 10-7-2026. Special Magistrate administrative fee \$75.00 due.

Item # 11

26-10200010

6209 W Commercial Blvd., Suite 1

U S Alliance Management Corp

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

Special Magistrate Order: 90 days for compliance deadline 9-29-2026 or penalty hearing 10-7-2026. Special Magistrate administrative fee \$75.00 due.

Item # 12

26-10200048

5712 NW 48 Way

Damisel Santiestban Atzuaga

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

Special Magistrate Order: 90 days for compliance deadline 9-29-2026 or penalty hearing 10-7-2026. Special Magistrate administrative fee \$75.00 due.

Item # 13

26-10200061

6204 Orchard Tree Lane

Lorna Wright

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

Special Magistrate Order: 90 days for compliance deadline 9-29-2026 or penalty hearing 10-7-2026. Special Magistrate administrative fee \$75.00 due.

Item # 14

26-10200077

8263 NW 88 Avenue

Jamestown Tamarac, L.P.

C/O Jamestown Ponce City Market

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

Special Magistrate Order: 90 days for compliance deadline 9-29-2026 or penalty hearing 10-7-2026. Special Magistrate administrative fee \$75.00 due.

Item # 16

26-10200084

6710 N University Drive

6702 – 6852 Commons Tamarac LLC

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

Special Magistrate Order: 90 days for compliance deadline 9-29-2026 or penalty hearing 10-7-2026. Special Magistrate administrative fee \$75.00 due.

Item # 17

26-10200092

8007 NW 74 Terrace

Gregory Bloomfield & Suzan C Bloomfield

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

Special Magistrate Order: 90 days for compliance deadline 9-29-2026 or penalty hearing 10-7-2026. Special Magistrate administrative fee \$75.00 due.

Item # 18

26-10200093

5347 N State Road 7

Anastasia Say Corporation

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

Special Magistrate Order: 90 days for compliance deadline 9-29-2026 or penalty hearing 10-7-2026. Special Magistrate administrative fee \$75.00 due.

Item # 19

26-10200101

6708 NW 70 Street

Horacio Olivo H/E & Silva Olivo

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

Special Magistrate Order: 90 days for compliance deadline 9-29-2026 or penalty hearing 10-7-2026. Special Magistrate administrative fee \$75.00 due.

Item # 20

26-10200110

5201 N State Road 7

Palmares LLC

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

Special Magistrate Order: 90 days for compliance deadline 9-29-2026 or penalty hearing 10-7-2026. Special Magistrate administrative fee \$75.00 due.

Item # 21

26-10200053

8321 Sands Point Blvd #107

Matthew Lewis H/E & Marilyn Greenfield

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

Special Magistrate Order: 90 days for compliance deadline 9-29-2026 or penalty hearing 10-7-2026. Special Magistrate administrative fee \$75.00 due.

Item # 22

26-10200055

6161 NW 57 Court #210

Lelieth A Roberts

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

Special Magistrate Order: 90 days for compliance deadline 9-29-2026 or penalty hearing 10-7-2026. Special Magistrate administrative fee \$75.00 due.

Item # 24

26-10200064

7646 Trent Drive

Mitchell Weber

The respondents, Mitchell Weber and Marsha Weinsten, were present, and the property is not in compliance.

Special Magistrate Order: 90 days for compliance deadline 9-29-2026 or penalty hearing 10-7-2026. Special Magistrate administrative fee \$75.00 due.

Item # 26

26-10200114

4750 W Commercial Blvd

Commercial Villas LLC

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

Special Magistrate Order: 60 days for compliance deadline 8-30-2026 or penalty hearing 9-2-2026. Special Magistrate administrative fee \$75.00 due.

Item # 27

26-10200115

4770 W Commercial Blvd

Commercial Villas LLC

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

Special Magistrate Order: 60 days for compliance deadline 8-30-2026 or penalty hearing 9-2-2026. Special Magistrate administrative fee \$75.00 due.

Item # 29

25-10200025

7130 N University Drive

Harvest International Investments LLC

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

Special Magistrate Order: 60 days for compliance deadline 8-30-2026 or penalty hearing 9-2-2026. Special Magistrate administrative fee \$75.00 due.

Item # 30

26-10200031

5810 NW 81 Avenue

Capital Dream Team Mortgage Investments Inc.

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

Special Magistrate Order: 30 days for compliance deadline 7-30-2026, or penalty hearing 8-5-2026. Special Magistrate administrative fee \$75.00 due.

Item # 32

26-10200040

9300 Lime Bay Blvd., Building 16

Lime Bay Condominium Inc., No. 4

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

Special Magistrate Order: 60 days for compliance deadline 8-30-2026 or penalty hearing 9-2-2026. Special Magistrate administrative fee \$75.00 due.

Item # 34

26-10200044

6399 W Commercial Blvd

JPMorgan Chase Bank NA

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

Special Magistrate Order: 30 days for compliance deadline 7-30-2026, or penalty hearing 8-5-2026. Special Magistrate administrative fee \$75.00 due.

Item # 35

26-10200045

7417 N Devon Drive

Luz Baldeon

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

Special Magistrate Order: 90 days for compliance deadline 9-29-2026 or penalty hearing 10-7-2026. Special Magistrate administrative fee \$75.00 due.

Item # 42
26-10200075
8401 & 8403 W McNab Road
Colony Center LLC

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

Special Magistrate Order: 60 days for compliance deadline 8-30-2026 or penalty hearing 9-2-2026. Special Magistrate administrative fee \$75.00 due.

Item # 44
26-10200082
7720 NW 87 Avenue
Ronald Joseph H/E & Sibussisiwe Mkhize

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

Special Magistrate Order: 90 days for compliance deadline 9-29-2026 or penalty hearing 10-7-2026. Special Magistrate administrative fee \$75.00 due.

Item # 45
26-10200083
5203 Gate Lake Road
Ivanilde V Coutinho

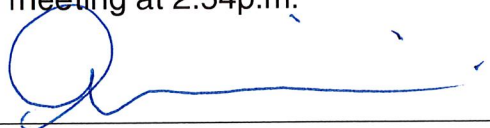
The respondent was not present, and the property is not in compliance.

Special Magistrate Order: 90 days for compliance deadline 9-29-2026 or penalty hearing 10-7-2026. Special Magistrate administrative fee \$75.00 due.

DONE AND ORDERED, this, July 1, 2026
ATTEST:

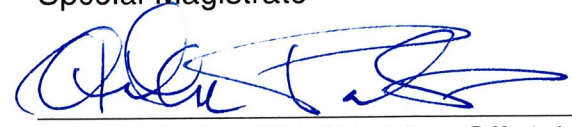
5. **ADJOURNMENT**

There being nothing further to discuss, Special Magistrate, Tamar N Hamilton, adjourned the meeting at 2:54p.m.



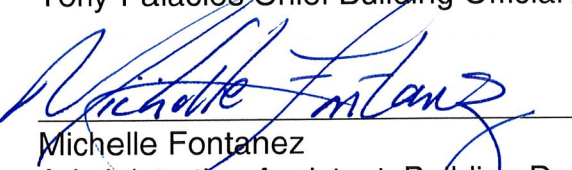
Tamar N. Hamilton
Special Magistrate

Date: 7/7/2026



Tony Palacios-Chief Building Official / Director

Date: 7-9-24



Michelle Fontanez
Administrative Assistant, Building Department

Date: 7/7/2026

SPECIAL MAGISTRATE AGENDA ITEM REPORT

DATE: August 5, 2026
SUBMITTED BY: Michelle Fontanez
ITEM TYPE: Other
AGENDA SECTION: Violation Hearing
TITLE: Special Magistrate Hearing 8-5-2026

ATTACHMENTS:

[8-5-2026 Special Magistrate Hearing Agenda.pdf](#)

**CITY OF TAMARAC
SPECIAL MAGISTRATE HEARING
AUGUST 5, 2026, at 2:00 P.M.**

The Building Division of the City of Tamarac will hold a Special Magistrate Meeting on August 5, 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.

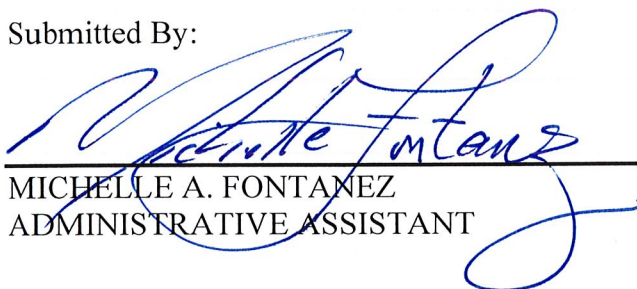
- A. Call to Order
- B. Pledge of Allegiance
- C. Swearing in of Witnesses
- D. Approval of Minutes, July 1, 2026**
- E. Violation Hearing
- F. Adjournment

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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

7/13/2026
DATE



OTONIEL (TONY) PALACIOS
CHIEF BUILDING OFFICIAL / DIRECTOR

7/13/26
DATE

DRAFT

**Special Magistrate Hearing
Meeting Date: 8/5/2026**

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments SPECIAL MAGISTRATE
1	26 - 10200058	PENALTY/NON-COMPLIANCE-SM COMMERCIAL ALTERATION W/O PMT vio: interior alteration and a/c change out	7900 N UNIVERSITY DR #202 AZUL TAMARAC LLC	ANTHONY PENEVOLPE	8-2-2026	deadline _____ daily fine \$100 beginning _____ amend F/O _____ days to comply _____ comply _____ or P/H _____ continuance per SM _____
2	25 - 10200130	PENALTY/NON-COMPLIANCE-SM RESIDENTIAL ALTERATION W/O PMT vio: interior remodeling. Structural, electrical, plumbing and mechanical	5706 NW 70 TER WILLIAM A BOBADILLA	ARSENIO RAVELO	8-4-2026	deadline _____ daily fine \$100 beginning _____ amend F/O _____ days to comply _____ comply _____ or P/H _____ continuance per SM _____
3	25 - 10200410	PENALTY/NON-COMPLIANCE-SM UNSAFE CONDITION vio: repair of unsafe structure due to fire damage	7910 COLONY CIR N #305 SOUTHERN CRUX LLC	ARSENIO RAVELO	7-6-2026	deadline _____ daily fine \$100 beginning _____ amend F/O _____ days to comply _____ comply _____ or P/H _____ continuance per SM _____
4	25 - 10200432	PENALTY/NON-COMPLIANCE-SM RESIDENTIAL ALTERATION W/O PMT vio: kitchen /bathroom remodel, new wdws and doors, new window opening, new ceiling lighting, building, electrical, plumbing and mechanical permits required	4404 QUEEN PALM LN ALBERT AZRAN	ARSENIO RAVELO	7-5-2026	deadline _____ daily fine \$100 beginning _____ amend F/O _____ days to comply _____ comply _____ or P/H _____ continuance per SM _____
5	26 - 10200039	PENALTY/NON-COMPLIANCE-SM OCCUPANCY W/O SAFETY vio: safety permit and certificate of occupancy	4600 W COMMERCIAL BLVD #4 M J FLORIDA INVESTMENTS LLC	ARSENIO RAVELO	8-2-2026	deadline _____ daily fine \$100 beginning _____ amend F/O _____ days to comply _____ comply _____ or P/H _____ continuance per SM _____

Special Magistrate Hearing
Meeting Date: 8/5/2026

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments SPECIAL MAGISTRATE
6	23 - 10200452	PENALTY/NON-COMPLIANCE-SM UNSAFE CONDITION vio: unsafe structure due to fire damage truss roof, electrical and window	5011 SAGO PALM CIR NAKIA JOHNSON & ELI JOHNSON	DIKO ALEXANDER	8-3-2026	deadline _____ days to comply daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____
7	24 - 10200330	PENALTY/NON-COMPLIANCE-SM UNSAFE CONDITION vio: unsafe structure due to fire damage in the kitchen, roof truss and a/c unit.	2812 NW 52 CT ANDREW B GUNSELMAN JR., EST.	DIKO ALEXANDER	7-31-2026	deadline _____ days to comply daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____
8	24 - 10200331	PENALTY/NON-COMPLIANCE-SM UNSAFE CONDITION vio: unsafe structure due to fire damage electrical, drywall, windows and roof	5232 GATE LAKE RD DEMETRIA WEST & DONZELL ANTHONY DAWSON	DIKO ALEXANDER	7-31-2026	deadline _____ days to comply daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____
9	24 - 10200332	PENALTY/NON-COMPLIANCE-SM UNSAFE CONDITION vio: unsafe structure due to fire damage electrical, drywall, windows and roof	5230 GATE LAKE RD YANET TAVAREZ & GERMAN RAMIREZ	DIKO ALEXANDER	7-31-2026	deadline _____ days to comply daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____
10	25 - 10200301	PENALTY/NON-COMPLIANCE-SM FENCE W/O PMT	10214 NW 83 ST JUAN PABLO OROZCO	JUAN VILLANUEVA	8-4-2026	deadline _____ days to comply daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____

**Special Magistrate Hearing
Meeting Date: 8/5/2026**

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments SPECIAL MAGISTRATE
11	25 - 10200302	PENALTY/NON-COMPLIANCE-SM FENCE W/O PMT	10217 NW 80 DR ANAIR MILLAN H/E & SERGIO JARAMILLO	JUAN VILLANUEVA	8-4-2026	deadline _____ daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____
12	26 - 10200030	PENALTY/NON-COMPLIANCE-SM RESIDENTIAL ALTERATION W/O PMT vto: kitchen remodel, need building, electrical and plumbing permits	7623 SOUTHAMPTON TER #215 JHOAN FERRO & MARIA PASGRAF	JUAN VILLANUEVA	8-2-2026	deadline _____ daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____
13	26 - 10200037	PENALTY/NON-COMPLIANCE-SM OCCUPANCY W/O SAFETY COMPLIED	10358 W MCNAB RD CAIRNHILL LOGISTICS ESB ASSETS LLC	JUAN VILLANUEVA	8-2-2026	COMPLIED
14	26-10200050	FIRST TIME VIOLATION-SM WINDOWS-DOORS W/O PMT COMPLIED	6606 NW 95 AVE PATTI BOWIE	JUAN VILLANUEVA		COMPLIED
15	25 - 10200296	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS vto: stucco on mansard, soffits and walls. Poolside structure	5704 S BAYBERRY LN SEAN WRIGHT & CHRISTINE WRIGHT	MARK FARETRA	8-4-2026	deadline _____ daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____

Special Magistrate Hearing
Meeting Date: 8/5/2026

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments SPECIAL MAGISTRATE	
16	25 - 10200401	PENALTY/NON-COMPLIANCE-SM PAVERS W/O PMT via: driveway pavers	7614 NW 68 WAY SANDY HOOK INVESTMENTS LLC	MARK FARETRA	7-5-2026	deadline _____ days to comply daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____	_____
17	25 - 10200413	PENALTY/NON-COMPLIANCE-SM OCCUPANCY W/O SAFETY via: safety permit and front door maglock, new partition wall.	6041 N UNIVERSITY DR UFC INVESTMENTS & MGMINT INC	MARK FARETRA	7-5-2026	deadline _____ days to comply daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____	_____
18	25 - 10200420	PENALTY/NON-COMPLIANCE-SM EXPIRED PERMIT via: permit 21-313 expired for fence	8103 NW 102 TER JOSE B RODRIGUEZ & JERRILYN RODRIGUEZ	MARK FARETRA	8-4-2026	deadline _____ days to comply daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____	_____
19	25 - 10200423	PENALTY/NON-COMPLIANCE-SM RESIDENTIAL ALTERATION W/O PMT via: renovations, water heater, kitchen, bathrooms, electrical panel, florida room.	2400 NW 55 ST CASH4HOMEFILIPS LLC	MARK FARETRA	7-5-2026	deadline _____ days to comply daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____	_____
20	25 - 10200425	PENALTY/NON-COMPLIANCE-SM EXTERIOR SIDING-STUCCO W/O PMT via: siding replacement	6185 D LIVE OAK CT SHEREECE MILLER	MARK FARETRA	8-4-2026	deadline _____ days to comply daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____	_____

**Special Magistrate Hearing
Meeting Date: 8/5/2026**

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments SPECIAL MAGISTRATE	
21	26-10200031	PENALTY/NON-COMPLIANCE-SM RESIDENTIAL ALTERATION W/O PMT vio: roof, kitchen, back windows and sgd, front door with side light and back room converted to habitable space, need bldg electrical, plumbing and mechanical permits	5810 NW 81 AVE CAPITAL DREAM TEAM MORTGAGE INVESTMENTS INC	MARK FARETRA	7/30/2026	____ days to comply deadline _____ daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____	_____ _____ _____ _____
22	26-10200044	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS vio: sealcoat and restripe. Permit 19-4039 not approved work completed	6399 W COMMERCIAL BLVD JPMORGAN CHASE BANK NA	MARK FARETRA	7/30/2026	____ days to comply deadline _____ daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____	_____ _____ _____ _____
23	26 - 10200056	FIRST TIME VIOLATION-SM FENCE W/O PMT vio: permit 20-4191 has expired for fence installed	8612 NW 83 ST DEVON A STULTZ	MARK FARETRA		____ days to comply deadline _____ or P/H _____ continuance per SM _____ SM administrative fee \$75.00	_____ _____ _____ _____
24	26 - 10200057	FIRST TIME VIOLATION-SM EXTERIOR SIDING-STUCCO W/O PMT vio: siding replacement	6188 D PINE TREE LN BETHZABEE DELOUIS	MARK FARETRA		____ days to comply deadline _____ or P/H _____ continuance per SM _____ SM administrative fee \$75.00	_____ _____ _____ _____
25	26 - 10200063	FIRST TIME VIOLATION-SM EXPIRED PERMIT vio: permit 23-2133 has expired for screen enclosure	7013 NW 97 AVE KAREN JUAREZ	MARK FARETRA		____ days to comply deadline _____ or P/H _____ continuance per SM _____ SM administrative fee \$75.00	_____ _____ _____ _____

**Special Magistrate Hearing
Meeting Date: 8/5/2026**

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments SPECIAL MAGISTRATE	
26	26 - 10200066	FIRST TIME VIOLATION-SM SHUTTERS W/O PMT vio: hurricane shutters (panel) in back of house. Permit 21-4585 never issued	4107 NW 47 CT LAWRENCE PITT H/E JULIE PITT	MARK FARETRA		____ days to comply deadline _____ or P/H _____ continuance per SM _____ SM administrative fee \$75.00	_____ _____ _____
27	26 - 10200102	PENALTY/NON-COMPLIANCE-SM RESIDENTIAL ALTERATION W/O PMT vio: bathroom, kitchen, windows, electrical lighting and a/c unit	4909 NW 52 ST LEON MCKENZIE	MARK FARETRA	7-5-2026	____ days to comply deadline _____ daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____	_____ _____ _____
28	26-10200097	PENALTY/NON-COMPLIANCE-SM INTERIOR WIRING W/O PMT vio: electrical conductors energized	5825 N UNIVERSITY DRIVE 5825 N UNIVERSITY DR LLC	RINOR KRASNIQI	7/30/2026	____ days to comply deadline _____ daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____	_____ _____ _____
29	23-10200363	PENALTY/NON-COMPLIANCE-SM UNSAFE CONDITION COMPLIED	8850 NW 77 CT- BUILDING 3 LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA		COMPLIED	COMPLIED
30	24-10200192	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS COMPLIED	8940 NW 77 CT - BUILDING 1 LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA		COMPLIED	COMPLIED

Special Magistrate Hearing
Meeting Date: 8/5/2026

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31	24-10200193	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS COMPLIED	8900 NW 77 CT - BUILDING 2 LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA		COMPLIED	COMPLIED
32	24-10200194	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS COMPLIED	8850 NW 77 CT - BUILDING 3 LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA		COMPLIED	COMPLIED
33	24-10200195	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS COMPLIED	8810 NW 77 CT - BUILDING 4 LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA		COMPLIED	COMPLIED
34	24-10200196	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS COMPLIED	8811 NW 78 ST - BUILDING 5 LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA		COMPLIED	COMPLIED
35	24-10200197	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS COMPLIED	8851 NW 78 ST - BUILDING 6 LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA		COMPLIED	COMPLIED

**Special Magistrate Hearing
Meeting Date: 8/5/2026**

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments SPECIAL MAGISTRATE	
36	24-10200198	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS COMPLIED	8901 NW 78 ST - BUILDING 7 LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA		COMPLIED	COMPLIED
37	24-10200199	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS COMPLIED	8921 NW 78 ST - BUILDING 8 LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA		COMPLIED	COMPLIED
38	24-10200200	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS COMPLIED	8941 NW 78 ST - BUILDING 9 LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA		COMPLIED	COMPLIED
39	24-10200201	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS COMPLIED	8961 NW 78 ST - BUILDING 10 LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA		COMPLIED	COMPLIED
40	24-10200202	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS COMPLIED	8981 NW 78 ST - BUILDING 11 LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA		COMPLIED	COMPLIED

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41	24-10200203	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS COMPLIED	8990 NW 78 CT - BUILDING 12 LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA		COMPLIED
42	24-10200204	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS COMPLIED	8950 NW 78 CT - BUILDING 13 LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA		COMPLIED
43	24-10200205	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS COMPLIED	8910 NW 78 CT - BUILDING 14 LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA		COMPLIED
44	24-10200206	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS COMPLIED	8890 NW 78 CT - BUILDING 15 LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA		COMPLIED
45	24-10200207	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS COMPLIED	8860 NW 78 CT - BUILDING 16 LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA		COMPLIED

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46	24-10200208	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS COMPLIED	8820 NW 78 CT - BUILDING 17 LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA		COMPLIED
47	24-10200209	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS COMPLIED	8801 NW 78 PL - BUILDING 18 LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA		COMPLIED
48	24-10200211	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS COMPLIED	8861 NW 78 PL - BUILDING 20 LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA		COMPLIED
49	24-10200212	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS COMPLIED	8931 NW 78 PL - BUILDING 21 LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA		COMPLIED
50	24-10200213	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS COMPLIED	8971 NW 78 PL - BUILDING 22 LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA		COMPLIED

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51	24-10200214	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS COMPLIED	8800 NW 78 CT LAKEVIEW MULTIFAMILY PARTNERS LLC	ADOLFO EVIA		COMPLIED	COMPLIED
52	24-10200248	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS vio: submittal of Engineering report to meet the requirements of the Building Safety Inspection Program. Notification letter mail 10-3-2023	8020 NW 96 TER - BUILDING 5 CORAL VISTA INVESTORS LLC	ADOLFO EVIA	8-3-2026	deadline _____ daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____	
53	24-10200249	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS vio: submittal of Engineering report to meet the requirements of the Building Safety Inspection Program. Notification letter mail 10-3-2023	8010 NW 96 TER - BUILDING 6 CORAL VISTA INVESTORS LLC	ADOLFO EVIA	8-3-2026	deadline _____ daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____	
54	24-10200250	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS vio: submittal of Engineering report to meet the requirements of the Building Safety Inspection Program. Notification letter mail 10-3-2023	7990 NW 96 TER - BUILDING 7 CORAL VISTA INVESTORS LLC	ADOLFO EVIA	8-3-2026	deadline _____ daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____	
55	24-10200261	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS vio: submittal of Engineering report to meet the requirements of the Building Safety Inspection Program. Notification letter mail 10-3-2023	8030 NW 96 TER - BUILDING 3 CORAL VISTA INVESTORS LLC	ADOLFO EVIA	8-3-2026	deadline _____ daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____	

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56	24 - 10200262	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS vio: submittal of Engineering report to meet the requirements of the Building Safety Inspection Program. Notification letter mail 10-3-2023	8040 NW 96 TER - BUILDING 4 CORAL VISTA INVESTORS LLC	ADOLFO EVIA	8-3-2026	deadline _____ days to comply daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____
57	24 - 10200263	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS vio: submittal of Engineering report to meet the requirements of the Building Safety Inspection Program. Notification letter mail 10-3-2023	8050 NW 96 TER - BUILDING 11 CORAL VISTA INVESTORS LLC	ADOLFO EVIA	8-3-2026	deadline _____ days to comply daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____
58	24 - 10200264	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS vio: submittal of Engineering report to meet the requirements of the Building Safety Inspection Program. Notification letter mail 10-3-2023	8060 NW 96 TER - BUILDING 8 CORAL VISTA INVESTORS LLC	ADOLFO EVIA	8-3-2026	deadline _____ days to comply daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____
59	24 - 10200265	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS vio: submittal of Engineering report to meet the requirements of the Building Safety Inspection Program. Notification letter mail 10-3-2023	8090 NW 96 TER CORAL VISTA INVESTORS LLC	ADOLFO EVIA	8-3-2026	deadline _____ days to comply daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____
60	24 - 10200266	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS vio: submittal of Engineering report to meet the requirements of the Building Safety Inspection Program. Notification letter mail 10-3-2023	8070 NW 96 TER - BUILDING 9 CORAL VISTA INVESTORS LLC	ADOLFO EVIA	8-3-2026	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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61	24 - 10200267	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS vio: submittal of Engineering report to meet the requirements of the Building Safety Inspection Program. Notification letter mail 10-3-2023	8080 NW 96 TER - BUILDING 10 CORAL VISTA INVESTORS LLC	ADOLFO EVIA	8-3-2026	deadline _____ days to comply daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____	_____
62	24 - 10200268	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS vio: submittal of Engineering report to meet the requirements of the Building Safety Inspection Program. Notification letter mail 10-3-2023	8098 NW 96 TER - BUILDING 1 CORAL VISTA INVESTORS LLC	ADOLFO EVIA	8-3-2026	deadline _____ days to comply daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____	_____
63	24 - 10200269	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS vio: submittal of Engineering report to meet the requirements of the Building Safety Inspection Program. Notification letter mail 10-3-2023	8096 NW 96 TER - BUILDING 2 CORAL VISTA INVESTORS LLC	ADOLFO EVIA	8-3-2026	deadline _____ days to comply daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____	_____
64	25 - 10200292	PENALTY/NON-COMPLIANCE-SM PAVERS W/O PMT vio: Paver driveway	10218 NW 83 ST JENIFFER ANGELA JOHNSON & RASHIDA JAMILLIA SANDERSON	ADOLFO EVIA	8-4-2026	deadline _____ days to comply daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____	_____
65	25 - 10200298	PENALTY/NON-COMPLIANCE-SM UNSAFE CONDITION vio: due to fire	4911 NW 48 AVE HANOI ORESTES ROJAS & GLADIS MARIA ARACENA ETAL	ADOLFO EVIA	7-6-2026	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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66	25 - 10200321	PENALTY/NON-COMPLIANCE-SM UNSAFE CONDITION vio: repair of unsafe structure repair of cracks at exterior walls.	6020 NW 64 AVE BD 4 BERMUDA CLUB COMMUNITY ASSOCIATION INC	ADOLFO EVIA	7-5-2026	deadline _____ daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____	_____
67	25 - 10200335	PENALTY/NON-COMPLIANCE-SM SHED W/O PMT COMPLIED	10218 NW 83 ST JENIFFER ANGELA JOHNSON	ADOLFO EVIA	8-4-2026	COMPLIED	COMPLIED
68	25 - 10200357	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS vio: submittal of Engineering report to meet the requirements of the Building Safety Inspection Program. Notification letter mail 7-16-25	3701 NW 50 ST BY THE PLUMB LLC	ADOLFO EVIA	7-19-2026	deadline _____ daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____	_____
69	25 - 10200365	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS vio: submittal of Engineering report to meet the requirements of the Building Safety Inspection Program. Notification letter mail 7-16-25	8834 W MCNAB RD - BUILDING 6 THE GREENS CONDOMINIUM APARTMENTS INC	ADOLFO EVIA	7-21-2026	deadline _____ daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____	_____
70	25 - 10200366	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS vio: submittal of Engineering report to meet the requirements of the Building Safety Inspection Program. Notification letter mail 7-16-25	8838 W MCNAB RD - BUILDING 7 THE GREENS CONDOMINIUM APARTMENTS INC	ADOLFO EVIA	7-21-2026	deadline _____ daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____	_____

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71	25 - 10200367	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS vio: submittal of Engineering report to meet the requirements of the Building Safety Inspection Program. Notification letter mail 7-16-25	8842 W MCNAB RD - BUILDING 8 THE GREENS CONDOMINIUM APARTMENTS INC	ADOLFO EVIA	7-21-2026	_____ days to comply deadline _____ daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____
72	25 - 10200368	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS vio: submittal of Engineering report to meet the requirements of the Building Safety Inspection Program. Notification letter mail 7-16-25	8846 W MCNAB RD - BUILDING 9 THE GREENS CONDOMINIUM APARTMENTS INC	ADOLFO EVIA	7-21-2026	_____ days to comply deadline _____ daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____