CITY OF TAMARAC
SPECIAL MAGISTRATE HEARING

7525 NW 88th Avenue
Tamarac, Florida 33321
Wednesday, November 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 Hearing Meeting Minutes 10-7-2026

5. Violation Hearing

5.1 Special Magistrate Hearing Agenda 11-4-2026

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

SPECIAL MAGISTRATE AGENDA ITEM REPORT

DATE:	November 4, 2026
SUBMITTED BY:	Michelle Fontanez
ITEM TYPE:	Other
AGENDA SECTION:	Approval of Minutes
TITLE:	Special Magistrate Hearing Meeting Minutes 10-7-2026

ATTACHMENTS:
Special Magistrate Hearing Meeting Minutes 10-7-2026.pdf

TAMARAC
The City For Your Life

Otoniel (Tony) Palacios
Chief Building Official / Building Director

SPECIAL MAGISTRATE MEETING MINUTES
WEDNESDAY OCTOBER 7, 2026
2:00 PM
7525 NW 88TH AVENUE
TAMARAC, FL 33321

1. **CALL TO ORDER**
Eugene M. Steinfeld, Special Magistrate, called the meeting to order Wednesday, October 7, 2026, at 2:00 P.M., in the Tamarac City Hall Commission Chambers.

2. **ROLL CALL**
STAFF PRESENT:

Diko Alexander, Assistant Building Official
Cary Bauer, Chief Plumbing Inspector
Adolfo Evia, Chief Building Inspector
Juan Villanueva, Building Inspector
Anthony Penevolpe, Chief Mechanical Inspector
Arsenio Ravelo, Building Inspector
Benjamin Stegman, Mechanical Inspector
Mark Faretra, Building Inspector
Hana Davis, Permit Technician
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:

Ronald Cameron
Elizabeth Schawl
Olga Jones
Mitchell Weber
Bruce Dier
Angela Gonzalez
Betty Fontaine
Luz Baldeon
Susan Malinski
Marcia Baker
Ricardo Sayegh

Special Magistrate Eugene M. Steinfeld, approved the minutes of September 2, 2026, as submitted.

October 7, 2026, Violation Hearing
Meeting Minutes:

Item # 2
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: 60 days for compliance deadline 12-6-2026 or daily fines of $100.00 Beginning 12-7-2026 until compliance is achieved.

Item # 3
26-10200130
6105 NW 72 Avenue
Kareen Gail Rennie H/E & Kevin Gary Jack
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: 90 days for compliance deadline 1-5-2027 or penalty hearing 1-6-2027. Special Magistrate administrative fee due $75.00.

Item # 4
26-10200094
8814 W McNab Road #304
Hugo A Caffaratti H/E & Patricia Irisarri
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: Amend Final Order, 90 days for compliance deadline 1-5-2027 or penalty hearing 1-6-2027.

Item # 7
26-10200010
6209 W Commercial Blvd., Ste #1
U S Alliance Management Corp
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: 90 days for compliance deadline 1-5-2027 or daily fines of $100.00 Beginning 1-6-2027 until compliance is achieved.

Item # 9
26-10200061
6204 Orchard Tree Lane
Lorna Wright
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: Amend Final Order, 90 days for compliance deadline 1-5-2027 or penalty hearing 1-6-2027.

Item # 10
26-10200077
8263 NW 88th Avenue
Jamestown Tamarac, L.P.
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: Amend Final Order, 90 days for compliance deadline 1-5-2027 or penalty hearing 1-6-2027.

Item # 11
26-10200128
9606 NW 80 Street
Olga Jones
The respondent, Olga Jones, was present, and the property is not in compliance.
Special Magistrate Order: 90 days for compliance deadline 1-5-2027 or penalty hearing 1-6-2027. Special Magistrate administrative fee due $75.00.

Item # 12
26-10200129
8101 NW 59 Court
Barnett Seman Baker & Marcia E Baker
The respondent, Marcia Baker, was present, and the property is not in compliance.
Special Magistrate Order: 90 days for compliance deadline 1-5-2027 or penalty hearing 1-6-2027. Special Magistrate administrative fee due $75.00.

Item # 13
26-10200191
5700 Rock Island Road
Sun Vista Gardens Condominium Association, Inc.
The respondent, Bruce Dier, was present, and the property is not in compliance.
Special Magistrate Order: 30 days for compliance deadline 11-6-2026 or daily fines of $100.00 Beginning 11-7-2026 until compliance is achieved.

Item # 14
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: 60 days for compliance deadline 12-6-2026 or daily fines of $100.00 Beginning 12-7-2026 until compliance is achieved.

Item # 16
26-10200064
7646 Trent Drive
Mitchell Weber
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: Amend Final Order, 90 days for compliance deadline 1-5-2027 or penalty hearing 1-6-2027.

Item # 18
26-10200122
7950 W McNab Road #124
Grace G White
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: 90 days for compliance deadline 1-5-2027 or penalty hearing 1-6-2027. Special Magistrate administrative fee $75.00 due.

Item # 22
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 1-5-2027 or daily fines of $100.00 Beginning 1-6-2027 until compliance is achieved.

Item # 23
26-10200092
8007 NW 74 Terrace
Gregory E G Bloomfield & Suzan Bloomfield
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: Amend Final Order, 90 days for compliance deadline 1-5-2027 or penalty hearing 1-6-2027.

Item # 24
26-10200093
5347 N State Road 7
Anastasia Say Corporation
The respondent, Richardo Sayegh, was present, and the property is not in compliance.
Special Magistrate Order: 30 days for compliance deadline 11-6-2026 or daily fines of $100.00 Beginning 11-7-2026 until compliance is achieved.

Item # 26
26-10200110
5201 N State Road 7
Palmares LLC
The respondent, Wallace Etienne, was present, and the property is not in compliance.
Special Magistrate Order: 30 days for compliance deadline 11-6-2026 or daily fines of $100.00 Beginning 11-7-2026 until compliance is achieved.

Item # 27
26-10200124
7118 NW 73rd Street
NW 70th Avenue Inc
The respondent, Elizabeth Schawl, was present, and the property is not in compliance.
Special Magistrate Order: 90 days for compliance deadline 1-5-2027 or penalty hearing 1-6-2027. Special Magistrate administrative fee $75.00 due.

Item # 30
26-10200144
6408 NW 72 Avenue
Betty Fontaine
The respondent, Betty Fontaine, was present, and the property is not in compliance.
Special Magistrate Order: 90 days for compliance deadline 1-5-2027 or penalty hearing 1-6-2027. Special Magistrate administrative fee $75.00 due.

Item # 31
26-10200148
7408 Corkwood Terrace
Jose B Melo
The respondent, Angela Gonzalez, was present, and the property is not in compliance.
Special Magistrate Order: 90 days for compliance deadline 1-5-2027 or penalty hearing 1-6-2027. Special Magistrate administrative fee $75.00 due.

Item # 32
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: daily fine of $100.00 dating back to compliance date of 10-2-2026 beginning 10-3-2026 until compliance is achieved.

Item # 34
26-10200045
7417 N Devon Drive
Luz Baldeon
The respondent, Luz Baldeon, was present, and the property is not in compliance.
Special Magistrate Order: Amend Final Order, 90 days for compliance deadline 1-5-2027 or penalty hearing 1-6-2027.

Item # 35
26-10200082
7720 NW 87 Avenue
Ronald Joseph H/E & Sibusisiwe Mkhize
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: Amend Final Order, 90 days for compliance deadline 1-5-2027 or penalty hearing 1-6-2027.

Item # 36
26-10200083
5203 Gate Lake Road
Ivanilde V Coutinho
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: Amend Final Order, 90 days for compliance deadline 1-5-2027 or penalty hearing 1-6-2027.

Item # 37
26-10200119
5206 NW 27 Avenue
Jelline Alexandre H/E & Dieula Jadotte
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: 90 days for compliance deadline 1-5-2027 or penalty hearing 1-6-2027. Special Magistrate administrative fee $75.00 due.

Item # 39
26-10200131
4716 NW 48 Avenue
Lisette P Feeser
The respondent, Ronald Cameron, was present, and the property is not in compliance.
Special Magistrate Order: 90 days for compliance deadline 1-5-2027 or penalty hearing 1-6-2027. Special Magistrate administrative fee $75.00 due.

Item # 40
26-10200133
2300 NW 54 Street
Jose Rigoberto Muralles Oliva
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: 90 days for compliance deadline 1-5-2027 or penalty hearing 1-6-2027. Special Magistrate administrative fee $75.00 due.

Item # 41
26-10200136
7901 & 7903 NW 71 Court
Marcia O Alexrod REV LIV TR
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: 90 days for compliance deadline 1-5-2027 or penalty hearing 1-6-2027. Special Magistrate administrative fee $75.00 due.

Item # 42
26-10200141
4700 NW 30 Terrace
Daniel Lubin
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: 90 days for compliance deadline 1-5-2027 or penalty hearing 1-6-2027. Special Magistrate administrative fee $75.00 due.

Item # 43
26-10200150
2923 NW 48 Street
Manoj Abraham & Mathai Mathew
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: 90 days for compliance deadline 1-5-2027 or penalty hearing 1-6-2027. Special Magistrate administrative fee $75.00 due.

TAMARAC
The City For Your Life

SPECIAL MAGISTRATE AGENDA ITEM REPORT

DATE:	November 4, 2026
SUBMITTED BY:	Michelle Fontanez
ITEM TYPE:	Other
AGENDA SECTION:	Violation Hearing
TITLE:	Special Magistrate Hearing Agenda 11-4-2026

ATTACHMENTS:
SMH Agenda 11-4-2026.pdf

TAMARAC
The City For Your Life

Otoniel (Tony) Palacios
Chief Building Official / Building Director

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

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

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:



10/22/26

MICHELLE A. FONTANEZ — DATE
ADMINISTRATIVE ASSISTANT



10-22-26

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

Special Magistrate Hearing
Meeting Date: 11/4/2026

Date: 8/12/2026

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments	
1	24 - 10200331	PENALTY/NON-COMPLIANCE-SM UNSAFE CONDITION	5232 GATE LAKE RD DEMETRIA WEST & DONZELL ANTHONY DAWSON	DIKO ALEXANDER	11-3-2026	_____days to comply deadline_____daily fine $100 beginning_____ amend F/O_____days to comply by_____or P/H_____ continuance per SM_____	_____ _____ _____ _____
2	24 - 10200332	PENALTY/NON-COMPLIANCE-SM UNSAFE CONDITION	5230 GATE LAKE RD YANET TAVAREZ & GERMAN A RAMIREZ	DIKO ALEXANDER	11-3-2026	_____days to comply deadline_____daily fine $100 beginning_____ amend F/O_____days to comply by_____or P/H_____ continuance per SM_____	_____ _____ _____ _____
3	26-10200263	FIRST TIME VIOLATION-SM ELECTRICAL MISCELLANEOUS **COMPLIED**	10214 NW 80 CT ROBERT ALFONSO H/E & MIRELUS AGUILAR	RINOR KRASNIQI		**COMPLIED**	**COMPLIED**
4	26-10200204	FIRST TIME VIOLATION-SM WATER HEATER W/O PMT **WITHDRAWN**	7950 W MCNAB RD #312 LILIANA ERENSTOFT	Cary Bauer		**WITHDRAWN**	**WITHDRAWN**
5	25 - 10200130	PENALTY/NON-COMPLIANCE-SM RESIDENTIAL ALTERATION W/O PMT	5706 NW 70 TER WILLIAM A BOBADILLA	ARSENIO RAVELO	11-3-2026	_____days to comply deadline_____daily fine $100 beginning_____ amend F/O_____days to comply by_____or P/H_____ continuance per SM_____	_____ _____ _____ _____

Special Magistrate Hearing
Meeting Date: 11/4/2026

Date: 8/12/2026

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments	
6	25 - 10200410	PENALTY/NON-COMPLIANCE-SM UNSAFE CONDITION vio: unsafe structure due to fire damage	7910 COLONY CIR N #305 SOUTHERN CRUX LLC	ARSENIO RAVELO	11-3-2026	_____days to comply deadline_____daily fine $100 beginning_____ amend F/O_____days to comply by_____or P/H_____ continuance per SM_____	
7	26 - 10200154	FIRST TIME VIOLATION-SM RESIDENTIAL ALTERATION W/O PMT	2851 W PROSPECT RD #906 TWO MILLIONS LLC	ARSENIO RAVELO		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM adminsitrative fee $75.00**	
8	26 - 10200156	FIRST TIME VIOLATION-SM RESIDENTIAL ALTERATION W/O PMT	2851 W PROSPECT RD #1003 BYTE CORE LLC	ARSENIO RAVELO		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM adminsitrative fee $75.00**	
9	26-10200251	FIRST TIME VIOLATION-SM RESIDENTIAL ALTERATION W/O PMT	9080 LIMEBAY BLVD #210 DEBORAH L CASTILLO	ARSENIO RAVELO		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM adminsitrative fee $75.00**	
10	25 - 10200301	PENALTY/NON-COMPLIANCE-SM FENCE W/O PMT	10214 NW 83 ST JUAN PABLO OROZCO	JUAN VILLANUEVA	11-3-2026	_____days to comply deadline_____daily fine $100 beginning_____ amend F/O_____days to comply by_____or P/H_____ continuance per SM_____	

Date: 8/12/2026

Special Magistrate Hearing
Meeting Date: 11/4/2026

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments	
11	25 - 10200302	PENALTY/NON-COMPLIANCE-SM FENCE W/O PMT **COMPLIED**	10217 NW 80 DR ANAIR MILLAN H/E & SERGIO JARAMILLO	JUAN VILLANUEVA	11-3-2026	**COMPLIED**	**COMPLIED**
12	26 - 10200030	PENALTY/NON-COMPLIANCE-SM RESIDENTIAL ALTERATION W/O PMT	7623 SOUTHAMPTON TER #215 JHOAN FERRO & MARIA PASGRAF	JUAN VILLANUEVA	11-3-2026	_____days to comply deadline_____daily fine $100 beginning_____ amend F/O_____days to comply by_____or P/H_____ continuance per SM_____	_____ _____ _____
13	26-10200087	FIRST TIME VIOLATION-SM RESIDENTIAL ALTERATION W/O PMT	9803 NW 75 CT EDWIN PINZON DARCY PINZON & EDWIN G PINZON	JUAN VILLANUEVA		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM adminsitrative fee $75.00**	_____ _____ _____
14	26 - 10200155	FIRST TIME VIOLATION-SM SIGN W/O PMT **COMPLIED**	8197 N UNIVERSITY DR #3 NEW GREENLAND HOLDINGS LLC	JUAN VILLANUEVA		**COMPLIED**	**COMPLIED**
15	26 - 10200157	FIRST TIME VIOLATION-SM COMMERCIAL ALTERATION W/O PMT	7710 NW 71 CT #307 #309 TAMARAC FPC LLC	JUAN VILLANUEVA		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM adminsitrative fee $75.00**	_____ _____ _____

Special Magistrate Hearing
Meeting Date: 11/4/2026

Date: 8/12/2026

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments	
16	26 - 10200161	FIRST TIME VIOLATION-SM CONCRETE FLATWORK W/O PMT	9510 NW 83 ST PIERRE RICHARD JOASSAINT	JUAN VILLANUEVA		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM adminsitrative fee $75.00**	_____ _____ _____
17	26 - 10200170	FIRST TIME VIOLATION-SM COMMERCIAL ALTERATION W/O PMT	7421 N UNIVERSITY DR # 211-212 SWCA TAMARAC LLC	JUAN VILLANUEVA		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM adminsitrative fee $75.00**	_____ _____ _____
18	26-10200195	FIRST TIME VIOLATION-SM COMMERCIAL ALTERATION W/O PMT	5605 HIATUS ROAD CICF I FL2M01 LLC	JUAN VILLANUEVA		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM adminsitrative fee $75.00**	_____ _____ _____
19	26-10200212	FIRST TIME VIOLATION-SM UNSAFE CONDITION	7401 N UNIVERSITY DR CAMPANIELLO REAL ESTATE INVESTMENT LLC	JUAN VILLANUEVA		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM adminsitrative fee $75.00**	_____ _____ _____
20	26 - 10200159	FIRST TIME VIOLATION-SM REPLACE A/C W/O PMT **COMPLIED**	4614 NORFOLK ISLAND PINE DR RICARDO LOPEZ & NIURKA LOPEZ	BENJAMIN (BEN) STEGMAN		**COMPLIED**	**COMPLIED**

Special Magistrate Hearing
Meeting Date: 11/4/2026

Date: 8/12/2026

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments	
21	26-10200160	FIRST TIME VIOLATION-SM EXPIRED PERMIT **COMPLIED**	7935 W MCNAB RD LAW MCNAB REALTY LLC	BENJAMIN (BEN) STEGMAN		**COMPLIED**	**COMPLIED**
22	26 - 10200162	FIRST TIME VIOLATION-SM REPLACE A/C W/O PMT	7374 FAIRFAX DR BRIAN S SHIPMAN	BENJAMIN (BEN) STEGMAN		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM adminsitrative fee $75.00**	_____ _____ _____
23	26 - 10200166	FIRST TIME VIOLATION-SM REPLACE A/C W/O PMT **COMPLIED**	8201 NW 105 AVE TERRY ANTHONY KERR &	BENJAMIN (BEN) STEGMAN		**COMPLIED**	**COMPLIED**
24	26 - 10200167	FIRST TIME VIOLATION-SM REPLACE A/C W/O PMT **COMPLIED**	7347 GRANVILLE DR RACHAMIM YOSEF	BENJAMIN (BEN) STEGMAN		**COMPLIED**	**COMPLIED**
25	26 - 10200172	FIRST TIME VIOLATION-SM REPLACE A/C W/O PMT **COMPLIED**	2900 NW 48 ST JUAN LUIS MEJIAS FERNANDEZ	BENJAMIN (BEN) STEGMAN		**COMPLIED**	**COMPLIED**

Special Magistrate Hearing
Meeting Date: 11/4/2026

Date: 8/12/2026

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments	
26	26 - 10200173	FIRST TIME VIOLATION-SM REPLACE A/C W/O PMT **COMPLIED**	4580 NW 17 WAY MARIA MAXWELL	BENJAMIN (BEN) STEGMAN		**COMPLIED**	**COMPLIED**
27	26 - 10200177	FIRST TIME VIOLATION-SM REPLACE A/C W/O PMT **COMPLIED**	2851 W PROSPECT RD #1208 ROBERT C ROBBINS JR & LORI ROBBINS	BENJAMIN (BEN) STEGMAN		**COMPLIED**	**COMPLIED**
28	26 - 10200178	FIRST TIME VIOLATION-SM REPLACE A/C W/O PMT **COMPLIED**	7513 TRENT DR PREMIUM REAL ESTATESERVICES LLC	BENJAMIN (BEN) STEGMAN		**COMPLIED**	**COMPLIED**
29	26-10200202	FIRST TIME VIOLATION-SM EXPIRED PERMIT	7608 ASHMONT CIR ANTHONY ALESI & COLETTE ALESI NICOLE ALESI	BENJAMIN (BEN) STEGMAN		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM adminsitrative fee $75.00**	_____ _____ _____
30	26-10200207	FIRST TIME VIOLATION-SM EXPIRED PERMIT **COMPLIED**	8467 WATERFORD CIR JORGE TORRES & EDITHE TORRES	BENJAMIN (BEN) STEGMAN		**COMPLIED**	**COMPLIED**

Special Magistrate Hearing
Meeting Date: 11/4/2026

Date: 8/12/2026

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments	
31	26-10200209	FIRST TIME VIOLATION-SM EXPIRED PERMIT	40 PLEASANT HILL LN HUGO MORENO GALLO & JESSICA J MORENO GALLO	BENJAMIN (BEN) STEGMAN		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM adminsitrative fee $75.00**	_____ _____ _____ _____
32	26-10200210	FIRST TIME VIOLATION-SM EXPIRED PERMIT	6351 N UNIVERSITY DR #302 GRETA WILLIAMS	BENJAMIN (BEN) STEGMAN		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM adminsitrative fee $75.00**	_____ _____ _____ _____
33	26-10200213	FIRST TIME VIOLATION-SM REPLACE A/C W/O PMT **COMPLIED**	9401 LIME BAY BLVD #315 INES MOORE	BENJAMIN (BEN) STEGMAN		**COMPLIED**	**COMPLIED**
34	26-10200253	FIRST TIME VIOLATION-SM REPLACE A/C W/O PMT **COMPLIED**	6610 NW 95 AVE JENNIFER WESTON	BENJAMIN (BEN) STEGMAN		**COMPLIED**	**COMPLIED**
35	26-10200262	FIRST TIME VIOLATION-SM MECHANICAL EQUIPMENT W/O PMT	10214 NW 80 CT ROBERT ALFONSO H/E & MIRELUS AGUILAR	BENJAMIN (BEN) STEGMAN		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM adminsitrative fee $75.00**	_____ _____ _____ _____

Special Magistrate Hearing
Meeting Date: 11/4/2026

Date: 8/12/2026

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments	
36	25 - 10200420	PENALTY/NON-COMPLIANCE-SM EXPIRED PERMIT	8103 NW 102 TER JOSE B RODRIGUEZ & JERRILYN RODRIGUEZ	MARK FARETRA	11-3-2026	_____days to comply deadline_____daily fine $100 beginning_____ amend F/O_____days to comply by_____or P/H_____ continuance per SM_____	_____ _____ _____ _____
37	26 - 10200056	PENALTY/NON-COMPLIANCE-SM FENCE W/O PMT **COMPLIED**	8612 NW 83 ST DEVON A STULTZ	MARK FARETRA	11-3-2026	**COMPLIED**	**COMPLIED**
38	26 - 10200102	PENALTY/NON-COMPLIANCE-SM RESIDENTIAL ALTERATION W/O PMT	4909 NW 52 ST LEON MCKENZIE	MARK FARETRA	11-3-2026	_____days to comply deadline_____daily fine $100 beginning_____ amend F/O_____days to comply by_____or P/H_____ continuance per SM_____	_____ _____ _____
39	26 - 10200149	FIRST TIME VIOLATION-SM COMMERCIAL ALTERATION W/O PMT **COMPLIED**	8001 W MCNAB RD MILLENNIUM ESTATES LLC	MARK FARETRA		**COMPLIED**	**COMPLIED**
40	26 - 10200158	FIRST TIME VIOLATION-SM FENCE W/O PMT	9702 NW 67 CT URSULA THOMAS	MARK FARETRA		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM adminsitrative fee $75.00**	_____ _____ _____

Special Magistrate Hearing
Meeting Date: 11/4/2026

Date: 8/12/2026

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments	
41	26 - 10200163	FIRST TIME VIOLATION-SM WINDOWS- DOORS W/O PMT **COMPLIED**	7817 NW 67 AVE CARLOS VALDERRAMA H/E &	MARK FARETRA		**COMPLIED**	**COMPLIED**
42	26 - 10200164	FIRST TIME VIOLATION-SM RESIDENTIAL ALTERATION W/O PMT	5702 MELALEUCA DR BASTIAAN OPT HOF H/E & KAREN FIANZA BENTRES	MARK FARETRA		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM adminsitrative fee $75.00**	_____ _____ _____
43	26 - 10200165	FIRST TIME VIOLATION-SM WINDOWS- DOORS W/O PMT	7908 NW 71 AVE GASTON FAGAN & THELMA FAGAN	MARK FARETRA		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM adminsitrative fee $75.00**	_____ _____ _____
44	26 - 10200169	FIRST TIME VIOLATION-SM COMMERCIAL ALTERATION W/O PMT	8291 N UNIVERSITY DR 8291 IZQUIERDOSAT UNIVERSITY LLC	MARK FARETRA		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM adminsitrative fee $75.00**	_____ _____ _____
45	26-10200174	FIRST TIME VIOLATION-SM WINDOWS- DOORS W/O PMT **COMPLIED**	5205 NW 28 AVE KADIAN SMITH	MARK FARETRA		**COMPLIED**	**COMPLIED**

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46	26 - 10200175	FIRST TIME VIOLATION-SM ROOFING W/O PMT	2601 NW 55 ST ROBERTO SOCORRO & ANNIE BARCELO	MARK FARETRA		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM adminsitrative fee $75.00**	_____ _____ _____
47	26 - 10200176	FIRST TIME VIOLATION-SM PAVERS W/O PMT	8116 NW 73 AVE SHAKIR A ELVIN	MARK FARETRA		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM adminsitrative fee $75.00**	_____ _____ _____
48	26 - 10200182	FIRST TIME VIOLATION-SM RESIDENTIAL ALTERATION W/O PMT **COMPLIED**	5511 NW 50 AVE JOSE CUBILLAS	MARK FARETRA		**COMPLIED**	**COMPLIED**
49	26 - 10200183	FIRST TIME VIOLATION-SM RESIDENTIAL ALTERATION W/O PMT	2309 NW 54 ST MERCEDES SANTIAGO	MARK FARETRA		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM adminsitrative fee $75.00**	_____ _____ _____
50	24 - 10200248	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS **COMPLIED**	8020 NW 96 TER BD 5 CORAL VISTA INVESTORS LLC	ADOLFO EVIA	11-3-2026	**COMPLIED**	**COMPLIED**

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51	24 - 10200249	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS **COMPLIED**	8010 NW 96 TER BD 6 CORAL VISTA INVESTORS LLC	ADOLFO EVIA	11-3-2026	**COMPLIED**	**COMPLIED**
52	24 - 10200250	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS **COMPLIED**	7990 NW 96 TER BD 7 CORAL VISTA INVESTORS LLC	ADOLFO EVIA	11-3-2026	**COMPLIED**	**COMPLIED**
53	24 - 10200261	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS **COMPLIED**	8030 NW 96 TER BD 3 CORAL VISTA INVESTORS LLC	ADOLFO EVIA	11-3-2026	**COMPLIED**	**COMPLIED**
54	24 - 10200262	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS **COMPLIED**	8040 NW 96 TER BD 4 CORAL VISTA INVESTORS LLC	ADOLFO EVIA	11-3-2026	**COMPLIED**	**COMPLIED**
55	24 - 10200263	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS **COMPLIED**	8050 NW 96 TER BD 11 CORAL VISTA INVESTORS LLC	ADOLFO EVIA	11-3-2026	**COMPLIED**	**COMPLIED**

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56	24 - 10200264	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS **COMPLIED**	8060 NW 96 TER BD 8 CORAL VISTA INVESTORS LLC	ADOLFO EVIA	11-3-2026	**COMPLIED**	**COMPLIED**
57	24 - 10200265	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS **COMPLIED**	8090 NW 96 TER CORAL VISTA INVESTORS LLC	ADOLFO EVIA	11-3-2026	**COMPLIED**	**COMPLIED**
58	24 - 10200266	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS **COMPLIED**	8070 NW 96 TER BD 9 CORAL VISTA INVESTORS LLC	ADOLFO EVIA	11-3-2026	**COMPLIED**	**COMPLIED**
59	24 - 10200267	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS **COMPLIED**	8080 NW 96 TER BD 10 CORAL VISTA INVESTORS LLC	ADOLFO EVIA	11-3-2026	**COMPLIED**	**COMPLIED**
60	24 - 10200268	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS **COMPLIED**	8098 NW 96 TER BD 1 CORAL VISTA INVESTORS LLC	ADOLFO EVIA	11-3-2026	**COMPLIED**	**COMPLIED**

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61	24 - 10200269	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS **COMPLIED**	8096 NW 96 TER BD 2 CORAL VISTA INVESTORS LLC	ADOLFO EVIA	11-3-2026	**COMPLIED**	**COMPLIED**
62	25 - 10200298	PENALTY/NON-COMPLIANCE-SM UNSAFE CONDITION	4911 NW 48 AVE HANOI ORESTES ROJAS & GLADIS MARIA ARACENA ETAL	ADOLFO EVIA	11-3-2026	_____days to comply deadline_____daily fine $100 beginning_____ amend F/O_____days to comply by_____or P/H_____ continuance per SM_____	_____ _____ _____
63	25-10200347	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS **COMPLIED**	10599 NW 67 ST LIU HOLDINGS LLC	ADOLFO EVIA	10/31/2026	**COMPLIED**	**COMPLIED**
64	26-10200105	PENALTY/NON-COMPLIANCE-SM SIGN W/ O PMT	7134 N NOB HILL RD PALSHUA REALTY TAMARAC LLC	ADOLFO EVIA	11/1/2026	_____days to comply deadline_____daily fine $100 beginning_____ amend F/O_____days to comply by_____or P/H_____ continuance per SM_____	_____ _____ _____
65	26-10200109	PENALTY/NON-COMPLIANCE-SM COMMERCIAL ALTERATION W/O PMT	7401 - 7415 NW 88 AVE DRG PINE ISLAND PROPERTY LLC	ADOLFO EVIA	11/1/2026	_____days to comply deadline_____daily fine $100 beginning_____ amend F/O_____days to comply by_____or P/H_____ continuance per SM_____	_____ _____ _____

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66	26 - 10200152	FIRST TIME VIOLATION-SM RESIDENTIAL ALTERATION W/O PMT	8149 SILVER PALM CT JOSE PIEDRA & WANDA PIEDRA	ADOLFO EVIA		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM adminsitrative fee $75.00**	_____ _____ _____ _____
67	26 - 10200179	FIRST TIME VIOLATION-SM RESIDENTIAL ALTERATION W/O PMT	2851 W PROSPECT RD #207 ANDES AIR LLC	ADOLFO EVIA		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM adminsitrative fee $75.00**	_____ _____ _____ _____
68	26 - 10200180	FIRST TIME VIOLATION-SM PAVERS W/O PMT **COMPLIED**	6702 NW 57 DR GEORGE GRECOS & GAIL HILDRED	ADOLFO EVIA		**COMPLIED**	**COMPLIED**
69	26 - 10200181	FIRST TIME VIOLATION-SM RESIDENTIAL ALTERATION W/O PMT	8826 NW 75 CT SALVON AHMED LLC	ADOLFO EVIA		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM adminsitrative fee $75.00**	_____ _____ _____ _____
70	26-10200234	FIRST TIME VIOLATION-SM CONCRETE FLATWORK W/O PMT	5500 - 5530 NW 61 PLACE THE VILLAGE AT WOODLAND LAKE HOA., INC	ADOLFO EVIA		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM adminsitrative fee $75.00**	_____ _____ _____ _____