CITY OF TAMARAC
SPECIAL MAGISTRATE HEARING

7525 NW 88th Ave, Tamarac, FL 33321
Wednesday, December 2, 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 **Meeting Minutes 11-04-2026**

5. **Violation Hearing**

5.1 **Special Magistrate Hearing 12-02-2026**

6. **Adjournment**

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

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

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

TAMARAC
The City For Your Life

AGENDA ITEM NO. 4.1

SPECIAL MAGISTRATE AGENDA ITEM REPORT

DATE:	December 2, 2026
SUBMITTED BY:	Hana Davis
ITEM TYPE:	Other
AGENDA SECTION:	Approval of Minutes
TITLE:	Meeting Minutes 11-04-2026

ATTACHMENTS:
SMH Meeting Minutes 11-04-2026.pdf

TAMARAC
The City For Your Life

Otoniel (Tony) Palacios
Chief Building Official / Building Director

SPECIAL MAGISTRATE MEETING MINUTES
WEDNESDAY NOVEMBER 4, 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, November 4, 2026, at 2:09 P.M., in the Tamarac City Hall Commission Chambers.

2. **ROLL CALL**
STAFF PRESENT:

Tony Palacios, Building Official/ Director
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:

Deborah Castillo-Orta
Marcelo Lomanto
Alex Rosales
Bastiaan Opt Hof
Melinda Vernon
Juan Pablo Orozco
DRG Pine Island Property
Honoi O. Rojas
Yamil Kuri
Thelma Fagan

Special Magistrate Eugene M. Steinfeld, approved the minutes of October 7, 2026, as submitted.

November 4, 2026, Violation Hearing
Meeting Minutes:

Item # 1
24-10200331
5232 Gate Lake Rd
Demetria West & Donzell Anthony Dawson
The respondent, Alex Rosales, was present, and the property is not in compliance.
Special Magistrate Order: Amend Final Order, 90 days for compliance deadline 02-02-2027 or penalty hearing 02-03-2027.

Item # 2
24-10200332
5230 Gate Lake Rd
Yanet Tavarez & German A Ramirez
The respondent, Alex Rosales, was present, and the property is not in compliance
Special Magistrate Order: Amend Final Order, 90 days for compliance deadline 02-02-2027 or penalty hearing 02-03-2027.

Item # 5
25-10200130
5706 NW 70 Ter
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 02-02-2027 or penalty hearing 02-03-2027.

Item # 7
26-10200154
2851 W Prospect Rd #906
Two Millions LLC
The respondent, Marcello Lomanto, was present, and the property is not in compliance.
Special Magistrate Order: 30 days for compliance deadline 12-04-2026 or penalty hearing 01-06-2027. Special Magistrate administrative fee due $75.00.

Item # 8
26-10200156
2851 W Prospect Rd #1003
Byte Core LLC
The respondent, Marcello Lomanto, was present, and the property is not in compliance.
Special Magistrate Order: 30 days for compliance deadline 12-04-2026 or penalty hearing 01-06-2027. Special Magistrate administrative fee due $75.00.

Item # 9
26-10200251
9080 Limebay Blvd #210
Deborah L Castillo
The respondent, Deborah Castillo-Orta, was present, and the property is not in compliance.
Special Magistrate Order: 90 days for compliance deadline 02-02-2027 or penalty hearing 02-03-2027. Special Magistrate administrative fee due $75.00.

Item # 10
25-10200301
10214 NW 83 St
Juan Pablo Orozco
The respondent, Juan Pablo Orozco, was present, and the property is not in compliance.
Special Magistrate Order: 60 days for compliance deadline 01-03-2027 or daily fines of $100.00 beginning 01-04-2027 until compliance is achieved.

Item # 12
26-10200030
7326 Southampton Ter #215
Jhoan Ferro & Maria Pasgraf
The respondent was not present, and the property is not in compliance
Special Magistrate Order: 90 days for compliance deadline 02-02-2027 or daily fines of $100.00 beginning 02-03-2027 until compliance is achieved.

Item # 13
26-10200087
9803 NW 75 Ct
Edwin Pinzon, Darcy Pinzon & Edwin G Pinzon
The respondent was not present, and the property is not in compliance
Special Magistrate Order: 90 days for compliance deadline 02-02-2027 or penalty hearing 02-03-2027. Special Magistrate administrative fee due $75.00.

Item # 15
26-10200157
7710 NW 71 Ct #307 #309
Tamarac FPC LLC
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: 90 days for compliance deadline 02-02-2027 or penalty hearing 02-03-2027. Special Magistrate administrative fee due $75.00.

Item # 17
26-10200170
7421 N University Dr #211- #212
SWCA Tamarac LLC
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: 60 days for compliance deadline 01-03-2027 or penalty hearing 01-06-2027. Special Magistrate administrative fee due $75.00.

Item # 18
26-10200195
5605 Hiatus Road
CICF I FL2M01 LLC
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: 30 days for compliance deadline 12-04-2026 or penalty hearing 01-06-2027. Special Magistrate administrative fee $75.00 due.

Item # 19
26-10200212
7401 N University Drive
Campaniello Real Estate Investment LLC
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: 60 days for compliance deadline 01-03-2027 or penalty hearing 01-06-2027. Special Magistrate administrative fee due $75.00.

Item # 22
26-10200162
7374 Fairfax Dr
Brian S Shipman
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: 90 days for compliance deadline 02-02-2027 or penalty hearing 02-03-2027. Special Magistrate administrative fee due $75.00.

Item # 29
26-10200202
7608 Ashmont Cir
Anthony Alesi, Colette Alesi & Nicole Alesi
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: 90 days for compliance deadline 02-02-2027 or penalty hearing 02-03-2027. Special Magistrate administrative fee due $75.00.

Item # 31
26-10200209
40 Pleasant Hill Ln
Hugo Moreno Gallo & Jessica J Moreno Gallo
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: 90 days for compliance deadline 02-02-2027 or penalty hearing 02-03-2027. Special Magistrate administrative fee due $75.00.

Item # 32
26-10200210
6351 N University Dr #302
Greta Williams
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: 90 days for compliance deadline 02-02-2027 or penalty hearing 02-03-2027. Special Magistrate administrative fee due $75.00.

Item # 35
26-10200262
10214 NW 80 Ct
Robert Alfonso H/E & Mirelus Aguilar
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: Ordered a continuance to 12-02-2026 hearing.

Item # 36
25-10200420
8103 NW 102 Ter
Jose B Rodriguez & Jerrilyn Rodriguez
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: Amend Final Order, 90 days for compliance deadline 02-02-2027 or penalty hearing 02-03-2027.

Item # 38
26-10200102
4909 NW 52 St
Leon McKenzie
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: Amend Final Order, 90 days for compliance deadline 02-02-2027 or penalty hearing 02-03-2027.

Item # 40
26-10200158
9702 NW 67 Ct
Ursula Thomas
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: 90 days for compliance deadline 02-02-2027 or penalty hearing 02-03-2027. Special Magistrate administrative fee due $75.00.

Item # 42
26-10200164
5702 Melaleuca Dr
Bastiaan Opt Hof H/E & Karen Fianza Bentres
The respondent, Bastiaan Opt Hof, was present, and the property is not in compliance.
Special Magistrate Order: 90 days for compliance deadline 02-02-2027 or penalty hearing 02-03-2027. Special Magistrate administrative fee due $75.00

Item # 43
26-10200165
7908 NW 71 Ave
Gaston Fagan & Thelma Fagan
The respondent, Thelma Fagan, was present, and the property is not in compliance.
Special Magistrate Order: 90 days for compliance deadline 02-02-2027 or penalty hearing 02-03-2027. Special Magistrate administrative fee due $75.00

Item # 44
26-10200169
8291 N University Dr
8291 Izquierdosat University Dr
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: 60 days for compliance deadline 01-03-2027 or penalty hearing 01-06-2027. Special Magistrate administrative fee $75.00 due.

Item # 46
26-10200175
2601 NW 55 St
Roberto Socorro & Annie Barcelo
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: 90 days for compliance deadline 02-02-2027 or penalty hearing 02-03-2027. Special Magistrate administrative fee $75.00 due.

Item # 47
26-10200176
8116 NW 73 Ave
Shakir A Elvin
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: 90 days for compliance deadline 02-02-2027 or penalty hearing 02-03-2027. Special Magistrate administrative fee $75.00 due.

Item # 49
26-10200183
2309 NW 54 St
Mercedes Santiago
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: 90 days for compliance deadline 02-02-2027 or penalty hearing 02-03-2027. Special Magistrate administrative fee $75.00 due.

Item # 62
25-10200298
4911 NW 48 Ave
Hanoi Orestes Rojas & Gladis Maria Aracena Etal
The respondent, Hanoi O. Rojas, was present, and the property is not in compliance.
Special Magistrate Order: Amend Final Order, 90 days for compliance deadline 02-02-2027 or penalty hearing 02-03-2027.

Item # 65
26-10200109
7401- 7415 NW 88 Ave
DRG Pine Island Property LLC
The respondent, DRG Pine Island Property LLC was present, and the property is not in compliance.
Special Magistrate Order: Amend Final Order, 90 days for compliance deadline 02-02-2027 or penalty hearing 02-03-2027.

Item # 67
26-10200179
2851 W Prospect Rd #207
Andes Air LLC
The respondent, Marcelo Lomanto, was present, and the property is not in compliance.
Special Magistrate Order: 30 days for compliance deadline 12-04-2026 or penalty hearing 01-06-2027. Special Magistrate administrative fee $75.00 due.

Item # 69
26-10200181
8826 NW 75 Ct
Salvon Ahmed LLC
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: 90 days for compliance deadline 02-02-2027 or penalty hearing 02-03-2027. Special Magistrate administrative fee $75.00 due.

Item # 70
26-10200234
5500- 5530 NW 61 Place
The Village at Woodland Lake HOA., Inc
The respondent, Yamil Kuri, was present, and the property is not in compliance.
Special Magistrate Order: 60 days for compliance deadline 01-03-2027 or penalty hearing 01-06-2027. Special Magistrate administrative fee $75.00 due.

DONE AND ORDERED, this, November 4, 2026.
ATTEST:

5. ADJOURMENT

There being nothing further to discuss, Special Magistrate, Eugene M. Steinfeld, adjourned the meeting at 3:16p.m.

_____ Date: _____
Eugene M. Steinfeld
Special Magistrate

_____ Date: 11-19-25
Tony Palacios Chief Building Official / Director

_____ Date: 11-19-2026
Hana Davis
Permit Technician, Building Department

TAMARAC
The City For Your Life

AGENDA ITEM NO. 5.1

SPECIAL MAGISTRATE AGENDA ITEM REPORT

DATE:	December 2, 2026
SUBMITTED BY:	Hana Davis
ITEM TYPE:	Other
AGENDA SECTION:	Violation Hearing
TITLE:	Special Magistrate Hearing 12-02-2026

ATTACHMENTS:
SMH Agenda 12-2-2026.pdf

TAMARAC
The City For Your Life

Otoniel (Tony) Palacios
Chief Building Official / Building Director

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

The Building Division of the City of Tamarac will hold a Special Magistrate Meeting on December 2, 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, November 4, 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:

11/18/2026

MICHELLE A. FONTANEZ
ADMINISTRATIVE ASSISTANT

DATE

11/18/26

OTONIEL (TONY) PALACIOS
CHIEF BUILDING OFFICIAL / DIRECTOR

DATE

Date: 9/29/2026

Special Magistrate Hearing
Meeting Date: 12/2/2026

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments	
1	26 - 10200206	FIRST TIME VIOLATION-SM INTERIOR WIRING W/O PMT **COMPLIED**	5718 NW 66 AVE SYLVIA HOOKS	RINOR KRASNIQI		**COMPLIED**	**COMPLIED**
2	25 - 10200134	PENALTY/NON-COMPLIANCE-SM RESIDENTIAL ALTERATION W/O PMT	8710 AZALEA CT#103 LYNN GORODSKY TR	ADOLFO EVIA	12-1-2026	_____days to comply deadline_____daily fine $100.00 beginning_____ amend F/O_____days to comply by_____or P/H_____ continuance per SM_____	_____ _____ _____
3	25 - 10200409	PENALTY/NON-COMPLIANCE-SM RESIDENTIAL ALTERATION W/O PMT **COMPLIED**	6611 NW 84 ST YAILYN ARBONA & YOISEL DIAZ ARTILES	ADOLFO EVIA	12-1-2026	**COMPLIED**	**COMPLIED**
4	26 - 10200194	FIRST TIME VIOLATION-SM FENCE W/O PMT **COMPLIED**	4620 W COMMERCIAL BLVD #10 & 11 M J FLORIDA INVESTMENTS LLC	ADOLFO EVIA		**COMPLIED**	**COMPLIED**
5	26 - 10200047	PENALTY/NON-COMPLIANCE-SM EXPIRED PERMIT	5613 NW 50 AVE KELLEY M ZEITOUNE H/E & ELLIOT M ZEITOUNE	JUAN VILLANUEVA	12-1-2026	_____days to comply deadline_____daily fine $100.00 beginning_____ amend F/O_____days to comply by_____or P/H_____ continuance per SM_____	_____ _____ _____

Date: 9/29/2026

Special Magistrate Hearing
Meeting Date: 12/2/2026

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments	
6	26 - 10200095	PENALTY/NON-COMPLIANCE-SM RESIDENTIAL ALTERATION W/O PMT	7178 S DEVON DR JACQUELINE DYER & NORMAN P DYER	JUAN VILLANUEVA	12-1-2026	_____days to comply deadline_____daily fine $100.00 beginning_____ amend F/O_____days to comply by_____or P/H_____ continuance per SM_____	_____ _____ _____
7	26 - 10200096	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS **COMPLIED**	8202 NW 92 AVE DIANELYS ALVAREZ H/E	JUAN VILLANUEVA	12-1-2026	**COMPLIED**	**COMPLIED**
8	26 - 10200153	FIRST TIME VIOLATION-SM FENCE W/O PMT	8108 NUTMEG WAY JACQUELINE BETANCUR ACHING	JUAN VILLANUEVA		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM administrative fee $75.00**	_____ _____ _____
9	25 - 10200305	PENALTY/NON-COMPLIANCE-SM UNSAFE CONDITION	6051 NW 61 AVE#103 MARC A ILLOUZ	ARSENIO RAVELO	12-1-2026	_____days to comply deadline_____daily fine $100.00 beginning_____ amend F/O_____days to comply by_____or P/H_____ continuance per SM_____	_____ _____ _____
10	26 - 10200100	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	6306 TAMARIND CIR RYAN T CROSSLEY & AMY L CROSSLEY	ARSENIO RAVELO	12-1-2026	_____days to comply deadline_____daily fine $100.00 beginning_____ amend F/O_____days to comply by_____or P/H_____ continuance per SM_____	_____ _____ _____

Special Magistrate Hearing
Meeting Date: 12/2/2026

Date: 9/29/2026

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments	
11	26 - 10200112	PENALTY/NON-COMPLIANCE-SM COMMERCIAL ALTERATION W/O PMT **COMPLIED**	5221 N STATE ROAD 7 PALMARES LLC	ARSENIO RAVELO	12-1-2026	**COMPLIED**	**COMPLIED**
12	26 - 10200118	PENALTY/NON-COMPLIANCE-SM RESIDENTIAL ALTERATION W/O PMT	6611 NW 90 AVE WILNER ALEXANDRE H/E & YVENISE MERCIUS	ARSENIO RAVELO	12-1-2026	_____days to comply deadline_____daily fine $100.00 beginning_____ amend F/O_____days to comply by_____or P/H_____ continuance per SM_____	_____ _____ _____
13	26 - 10200188	FIRST TIME VIOLATION-SM RESIDENTIAL ALTERATION W/O PMT	5711 NW 84 AVE JOHN COLORADO & MARTHA QUIROLA	ARSENIO RAVELO		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM administrative fee $75.00**	_____ _____ _____
14	26 - 10200189	FIRST TIME VIOLATION-SM RESIDENTIAL ALTERATION W/O PMT	6111 WHITE OAK LN NEXT KEY LLC	ARSENIO RAVELO		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM administrative fee $75.00**	_____ _____ _____
15	26 - 10200192	FIRST TIME VIOLATION-SM BUILDING MISCELLANEOUS	5306 SEA GRAPE CIR ISHMAEL KALLOO & JENNIFER KALLOO TRS	ARSENIO RAVELO		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM administrative fee $75.00**	_____ _____ _____

Special Magistrate Hearing
Meeting Date: 12/2/2026

Date: 9/29/2026

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments	
16	26-10200214	FIRST TIME VIOLATION-SM WINDOWS-DOORS W/O PMT **COMPLIED**	6190 WOODLANDS BLVD #402 WENDY MEDINA	ARSENIO RAVELO		**COMPLIED**	**COMPLIED**
17	26-10200215	FIRST TIME VIOLATION-SM FENCE W/O PMT	5209 BANYAN LN GALI SEGAL & NOY SEGAL	ARSENIO RAVELO		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM administrative fee $75.00**	_____ _____ _____
18	26 - 10200003	PENALTY/NON-COMPLIANCE-SM RESIDENTIAL ALTERATION W/O PMT	4604 NW 29 TER ROSENIE MERZIUS & MERISTAL OSTREAL	MARK FARETRA	12-1-2026	_____days to comply deadline_____daily fine $100.00 beginning_____ amend F/O_____days to comply by_____or P/H_____ continuance per SM_____	_____ _____ _____
19	26 - 10200022	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	7811 NW 75 AVE CHRISTOPHER GAETAN SANON & REGINE MADIOU	MARK FARETRA	12-1-2026	_____days to comply deadline_____daily fine $100.00 beginning_____ amend F/O_____days to comply by_____or P/H_____ continuance per SM_____	_____ _____ _____
20	26 - 10200023	PENALTY/NON-COMPLIANCE-SM RESIDENTIAL ALTERATION W/O PMT	2507 NW 54 ST ALEXANDRA TASSY	MARK FARETRA	12-1-2026	_____days to comply deadline_____daily fine $100.00 beginning_____ amend F/O_____days to comply by_____or P/H_____ continuance per SM_____	_____ _____ _____

Special Magistrate Hearing
Meeting Date: 12/2/2026

Date: 9/29/2026

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments	
21	26 - 10200028	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	6610 NW 98 AVE BRUNO DANNENBERG H/E NIDER DANNENBERG	MARK FARETRA	12-1-2026	_____days to comply deadline_____daily fine $100.00 beginning_____ amend F/O_____days to comply by_____or P/H_____ continuance per SM_____	_____ _____ _____
22	26 - 10200184	FIRST TIME VIOLATION-SM RESIDENTIAL ALTERATION W/O PMT	5402 NW 23 AVE COLIN TAYLOR	MARK FARETRA		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM administrative fee $75.00**	_____ _____ _____
23	26 - 10200190	FIRST TIME VIOLATION-SM RESIDENTIAL ALTERATION W/O PMT	5404 NW 26 RD OCTANIA THERAZIN & PURVA THERA	MARK FARETRA		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM administrative fee $75.00**	_____ _____ _____
24	26 - 10200203	FIRST TIME VIOLATION-SM COMMERCIAL ALTERATION W/O PMT	5879 N UNIVERSITY DR SO-MIDWAY PLAZA JV LLC	MARK FARETRA		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM administrative fee $75.00**	_____ _____ _____
25	26-10200216	FIRST TIME VIOLATION-SM OCCUPANCY W/O SAFETY	4699 N STATE ROAD 7 - SUITE M JAMES H BATMASIAN	MARK FARETRA		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM administrative fee $75.00**	_____ _____ _____

Special Magistrate Hearing
Meeting Date: 12/2/2026

Date: 9/29/2026

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments	
26	26-10200217	FIRST TIME VIOLATION-SM OCCUPANCY W/O SAFETY	4699 N STATE ROAD 7 - SUITE N JAMES H BATMASIAN	MARK FARETRA		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM administrative fee $75.00**	_____ _____ _____
27	26-10200218	FIRST TIME VIOLATION-SM RESIDENTIAL ALTERATION W/O PMT	8606 NW 57 PLACE GROSLAMY HERNANDEZ VEGA	MARK FARETRA		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM administrative fee $75.00**	_____ _____ _____
28	26-10200219	FIRST TIME VIOLATION-SM RESIDENTIAL ALTERATION W/O PMT	5309 NW 49 TERRACE VERDI INVESTMENTS GROUP CORP	MARK FARETRA		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM administrative fee $75.00**	_____ _____ _____
29	26-10200220	FIRST TIME VIOLATION-SM FENCE W/O PMT	7815 NW 71 AVE GABRIEL DIAZ TUR	MARK FARETRA		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM administrative fee $75.00**	_____ _____ _____
30	26-10200221	FIRST TIME VIOLATION-SM BUILDING MISCELLANEOUS	5305 N STATE ROAD 7 ANASTASIA SAY CORP	MARK FARETRA		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM administrative fee $75.00**	_____ _____ _____

Special Magistrate Hearing
Meeting Date: 12/2/2026

Date: 9/29/2026

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments	
31	26-10200227	FIRST TIME VIOLATION-SM RESIDENTIAL ALTERATION W/O PMT	2305 NW 54 STREET KIN BUILT PROPERTIES	MARK FARETRA		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM administrative fee $75.00**	_____ _____ _____ _____
32	26-10200228	FIRST TIME VIOLATION-SM OCCUPANCY W/O SAFETY	7071 W COMMERCIAL BLVD #2F 7041 COMMERCIAL LLC	MARK FARETRA		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM administrative fee $75.00**	_____ _____ _____ _____
33	26 - 10200137	PENALTY/NON-COMPLIANCE-SM REPLACE A/C W/O PMT	9070 LIME BAY BLVD #305 JOYCE ROACH	BENJAMIN (BEN) STEGMAN	12-1-2026	_____days to comply deadline_____daily fine $100.00 beginning_____ amend F/O_____days to comply by_____or P/H_____ continuance per SM_____	_____ _____ _____ _____
34	26 - 10200171	FIRST TIME VIOLATION-SM REPLACE A/C W/O PMT **COMPLIED**	4800 NW 41 AVE SANDY S WALLACE	BENJAMIN (BEN) STEGMAN		**COMPLIED**	**COMPLIED**
35	26-10200186	FIRST TIME VIOLATION-SM EXPIRED PERMIT **COMPLIED**	7650 W MCNAB ROAD #110 MARCIA ZALDIVAR VEGA	BENJAMIN (BEN) STEGMAN		**COMPLIED**	**COMPLIED**

Special Magistrate Hearing
Meeting Date: 12/2/2026

Date: 9/29/2026

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments	
36	26 - 10200187	FIRST TIME VIOLATION-SM EXPIRED PERMIT	9300 LIME BAY BLVD #304 EDWARD HAVERTONG H/E & MARJORIE HAVERTONG	BENJAMIN (BEN) STEGMAN		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM administrative fee $75.00**	_____ _____ _____
37	26 - 10200193	FIRST TIME VIOLATION-SM REPLACE A/C W/O PMT	6012 ORCHARD TREE LN MICHAEL SAFAVI	BENJAMIN (BEN) STEGMAN		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM administrative fee $75.00**	_____ _____ _____
38	26 - 10200197	FIRST TIME VIOLATION-SM EXPIRED PERMIT **COMPLIED**	8498 LAGOS DE CAMPO BLVD VERNOL ROBINSON	BENJAMIN (BEN) STEGMAN		**COMPLIED**	**COMPLIED**
39	26 - 10200198	FIRST TIME VIOLATION-SM EXPIRED PERMIT **COMPLIED**	6710 NW 89 AVE DIANA M ADRIANZEN	BENJAMIN (BEN) STEGMAN		**COMPLIED**	**COMPLIED**
40	26 - 10200199	FIRST TIME VIOLATION-SM EXPIRED PERMIT	5111 YELLOW PINE LN ANTHEA PENNANT	BENJAMIN (BEN) STEGMAN		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM administrative fee $75.00**	_____ _____ _____

Special Magistrate Hearing
Meeting Date: 12/2/2026

Date: 9/29/2026

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments	
41	26 - 10200200	FIRST TIME VIOLATION-SM REPLACE A/C W/O PMT	5718 NW 66 AVE SYLVIA HOOKS	BENJAMIN (BEN) STEGMAN		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM administrative fee $75.00**	_____ _____ _____ _____
42	26 - 10200201	FIRST TIME VIOLATION-SM EXPIRED PERMIT **COMPLIED**	6406 CATALINA LN EDGARD A DOUGLAS H/E	BENJAMIN (BEN) STEGMAN		**COMPLIED**	**COMPLIED**
43	26-10200222	FIRST TIME VIOLATION-SM REPLACE A/C W/O PMT	7742 GRANVILLE DR PETER MARCELLIN & VILNA MARCELLIN	BENJAMIN (BEN) STEGMAN		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM administrative fee $75.00**	_____ _____ _____ _____
44	26-10200224	FIRST TIME VIOLATION-SM REPLACE A/C W/O PMT	7784 GRANVILLE DR ROZMIN RAHEMTULLA & AMANULLAH RAHEMTULLA	BENJAMIN (BEN) STEGMAN		_____days to comply deadline_____or P/H_____ continuance per SM on_____ **SM administrative fee $75.00**	_____ _____ _____ _____
45	26-10200262	FIRST TIME VIOLATION-SM MECHANICAL EQUIPMENT W/O PMT **COMPLIED**	10214 NW 80 CT ROBERT ALFONSO H/E MIRELIS AGUILAR	BENJAMIN (BEN) STEGMAN		**COMPLIED**	**COMPLIED**