



CITY OF TAMARAC SPECIAL MAGISTRATE HEARING

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

-
- 1. Call to Order**
 - 2. Pledge of Allegiance**
 - 3. Swearing in of Witnesses**
 - 4. Approval of Minutes**
 - 4.1 Special Magistrate Meeting Minutes 8-5-2026 Hearing**
 - 5. Violation Hearing**
 - 5.1 Special Magistrate Hearing 9-2-2026 Agenda**
 - 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: September 2, 2026
SUBMITTED BY: Michelle Fontanez
ITEM TYPE: Other
AGENDA SECTION: Approval of Minutes
TITLE: Special Magistrate Meeting Minutes 8-5-2026 Hearing

ATTACHMENTS:

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

SPECIAL MAGISTRATE MEETING MINUTES
WEDNESDAY AUGUST 5, 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, August 5, 2026, at 2:05 P.M., in the Tamarac City Hall Commission Chambers.

2. ROLL CALL

STAFF PRESENT:

Tony Palacios, Chief Building Official / Director
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
Michael Givens, Permit Support Representative
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:

Courtney Dixon	Sandy Shindle
Hanoi Rojas	Jessica Cadet
Juan Orozco	Jhoan Ferro
Gregory Codner	Laura Betts
John Kemp	

Special Magistrate Eugene M. Steinfeld, approved the minutes of July 1, 2026, as submitted.

August 5, 2026, Violation Hearing
Meeting Minutes:

Item # 1

26-10200058

7900 N University Drive #202

Azul Tamarac LLC

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

Special Magistrate Order: 30 days for compliance deadline 9-4-2026 or daily fines of \$100.00
Beginning 9-5-2026 until compliance is achieved.

Item # 2

25-10200130

5706 NW 70 Terrace

William A Bobadilla

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

Special Magistrate Order: Amend the Final Order, 90 days for compliance deadline 11-3-2026
or penalty hearing 11-4-2026.

Item # 3

25-10200410

7910 Colony Circle N #305

Southern Crux LLC

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

Special Magistrate Order: Amend the Final Order, 90 days for compliance deadline 11-3-2026
or penalty hearing 11-4-2026.

Item # 4

25-10200432

4404 Queen Palm Lane

Albert Azran

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

Special Magistrate Order: 30 days for compliance deadline 9-4-2026 or daily fines of \$100.00
Beginning 9-5-2026 until compliance is achieved.

Item # 5

26-10200039

4600 W Commercial Blvd #4

M J Florida Investments LLC

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

Special Magistrate Order: 30 days for compliance deadline 9-4-2026 or daily fines of \$100.00
Beginning 9-5-2026 until compliance is achieved.

Item # 6

23-10200452

5011 Sago Palm Circle

Nakia Johnson & Eli Johnson

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

Special Magistrate Order: 90 days for compliance deadline 11-3-2026 or daily fines of \$100.00 Beginning 11-4-2026 until compliance is achieved.

Item # 7

24-10200330

2812 NW 52 Court

Andrew B Gunselman Jr., EST.

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

Special Magistrate Order: 30 days for compliance deadline 9-4-2026 or daily fines of \$100.00 Beginning 9-5-2026 until compliance is achieved.

Item # 8

24-10200331

5232 Gate Lake Road

Demetria West & Donzel Anthony Dawson

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

Special Magistrate Order: Amend the Final Order, 90 days for compliance deadline 11-3-2026 or penalty hearing 11-4-2026.

Item # 9

24-10200332

5230 Gate Lake Road

Yanet Tavarez & German Ramirez

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

Special Magistrate Order: Amend the Final Order, 90 days for compliance deadline 11-3-2026 or penalty hearing 11-4-2026.

Item # 10

25-10200301

10214 NW 83 Street

Juan Pablo Orozco

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

Special Magistrate Order: Amend the Final Order, 90 days for compliance deadline 11-3-2026 or penalty hearing 11-4-2026.

Item # 11
25-10200302
10217 NW 80 Drive
Anair Millan H/E and Sergio Jaramillo
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: Amend the Final Order, 90 days for compliance deadline 11-3-2026 or penalty hearing 11-4-2026.

Item # 12
26-10200030
7623 Southampton Terrace #215
Jhoan Ferro & Maria Pasgraf
The respondent, Jhoan Ferro, was present, and the property is not in compliance.
Special Magistrate Order: Amend the Final Order, 90 days for compliance deadline 11-3-2026 or penalty hearing 11-4-2026.

Item # 15
25-10200296
5704 S Bayberry Lane
Sean Wright & Christine Wright
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: 180 days for compliance deadline 2-1-2027 or daily fines of \$100.00 Beginning 2-2-2027 until compliance is achieved.

Item # 16
25-10200401
7614 NW 68 Way
Sandy Hook Investments LLC
The respondent, John Kemp, (Title Manager) was present, and the property is not in compliance.
Special Magistrate Order: Amend the Final Order, 60 days for compliance deadline 10-4-2026 or penalty hearing 10-7-2026.

Item # 17
25-10200413
6041 N University Drive
UFC Investments & Management Inc.
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: 60 days for compliance deadline 10-4-2026 or daily fines of \$100.00 Beginning 10-5-2026 until compliance is achieved.

Item # 18

25-10200420

8103 NW 102 Terrace

Jose B Rodriguez & Jerrilyn Rodriguez

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

Special Magistrate Order: 90 days for compliance deadline 11-3-2026 or daily fines of \$100.00
Beginning 11-4-2026 until compliance is achieved.

Item # 20

25-10200425

6185 D Live Oak Court

Shereece Miller

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

Special Magistrate Order: 90 days for compliance deadline 11-3-2026 or daily fines of \$100.00
Beginning 11-4-2026 until compliance is achieved.

Item # 21

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 9-4-2026 or daily fines of \$100.00
Beginning 9-5-2026 until compliance is achieved.

Item # 22

26-10200044

6399 W Commercial Blvd

JPMortgage Chase Bank NA

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

Special Magistrate Order: 30 days for compliance deadline 9-4-2026 or daily fines of \$100.00
Beginning 9-5-2026 until compliance is achieved

Item # 23

26-10200056

8612 NW 83 Street

Devon A Stultz

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

Special Magistrate Order: 90 days for compliance deadline 11-3-2026 or penalty hearing 11-4-2026. Special Magistrate administrative fee \$75.00 due.

Item # 27
26-10200102
4909 NW 52 Street
Leon McKenzie

The respondent, Gregory Codner, (nephew of owner) was present, and the property is not in compliance.

Special Magistrate Order: Amend the Final Order, 90 days for compliance deadline 11-3-2026 or penalty hearing 11-4-2026.

Item # 28
26-10200097
5825 N University Drive
5825 N University Drive LLC

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

Special Magistrate Order: 30 days for compliance deadline 9-4-2026, or daily fines of \$100.00 beginning 9-5-2026, until compliance is achieved.

Item # 52
24-10200248
8020 NW 96 Terrace – Building 5
Coral Vista Investors LLC

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

Special Magistrate Order: Amend the Final Order, 90 days for compliance deadline 11-3-2026 or penalty hearing 11-4-2026.

Item # 53
24-10200249
8010 NW 96 Terrace – Building 6
Coral Vista Investors LLC

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

Special Magistrate Order: Amend the Final Order, 90 days for compliance deadline 11-3-2026 or penalty hearing 11-4-2026.

Item # 54
24-10200250
7990 NW 96 Terrace – Building 7
Coral Vista Investors LLC

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

Special Magistrate Order: Amend the Final Order, 90 days for compliance deadline 11-3-2026 or penalty hearing 11-4-2026.

Item # 55
24-10200261
8030 NW 96 Terrace – Building 3
Coral Vista Investors LLC
The respondent, Sandy Shindle, was present, and the property is not in compliance.
Special Magistrate Order: Amend the Final Order, 90 days for compliance deadline 11-3-2026 or penalty hearing 11-4-2026.

Item # 56
24-10200262
8040 NW 96 Terrace – Building 4
Coral Vista Investors LLC
The respondent, Sandy Shindle, was present, and the property is not in compliance.
Special Magistrate Order: Amend the Final Order, 90 days for compliance deadline 11-3-2026 or penalty hearing 11-4-2026.

Item # 57
24-10200263
8050 NW 96 Terrace – Building 11
Coral Vista Investors LLC
The respondent, Sandy Shindle, was present, and the property is not in compliance.
Special Magistrate Order: Amend the Final Order, 90 days for compliance deadline 11-3-2026 or penalty hearing 11-4-2026.

Item # 58
24-10200264
8060 NW 96 Terrace – Building 8
Coral Vista Investors LLC
The respondent, Sandy Shindle, was present, and the property is not in compliance.
Special Magistrate Order: Amend the Final Order, 90 days for compliance deadline 11-3-2026 or penalty hearing 11-4-2026.

Item # 59
24-10200265
8090 NW 96 Terrace
Coral Vista Investors LLC
The respondent, Sandy Shindle, was present, and the property is not in compliance.
Special Magistrate Order: Amend the Final Order, 90 days for compliance deadline 11-3-2026 or penalty hearing 11-4-2026.

Item # 60
24-10200266
8070 NW 96 Terrace – Building 9
Coral Vista Investors LLC
The respondent, Sandy Shindle, was present, and the property is not in compliance.
Special Magistrate Order: Amend the Final Order, 90 days for compliance deadline 11-3-2026 or penalty hearing 11-4-2026.

Item # 61
24-10200267
8080 NW 96 Terrace – Building 10
Coral Vista Investors LLC
The respondent, Sandy Shindle, was present, and the property is not in compliance.
Special Magistrate Order: Amend the Final Order, 90 days for compliance deadline 11-3-2026 or penalty hearing 11-4-2026.

Item # 62
24-10200268
8098 NW 96 Terrace – Building 1
Coral Vista Investors LLC
The respondent, Sandy Shindle, was present, and the property is not in compliance.
Special Magistrate Order: Amend the Final Order, 90 days for compliance deadline 11-3-2026 or penalty hearing 11-4-2026.

Item # 63
24-10200269
8096 NW 96 Terrace – Building 2
Coral Vista Investors LLC
The respondent, Sandy Shindle, was present, and the property is not in compliance.
Special Magistrate Order: Amend the Final Order, 90 days for compliance deadline 11-3-2026 or penalty hearing 11-4-2026.

Item # 64
25-10200292
10218 NW 83 Street
Jeniffer Angela Johnson & Rashida Jamilla Sanderson
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: Amend the Final Order, 90 days for compliance deadline 11-3-2026 or penalty hearing 11-4-2026.

Item # 65
25-10200298
4911 NW 48 Avenue
Hanoi Orestes Rojas & Gladis Maria Aracena, Etal.
The respondent, Hanoi Rojas, was present, and the property is not in compliance.
Special Magistrate Order: Amend the Final Order, 90 days for compliance deadline 11-3-2026 or penalty hearing 11-4-2026.

Item # 66
25-10200321
6020 NW 64 Avenue, Building 4
Bermuda Club Community Association, Inc.
The respondents, Courtney Dixon, (owner of management company) and Jessica Cadet, (manager for management company) were present, and the property is not in compliance.
Special Magistrate Order: 30 days for compliance deadline 9-4-2026 or daily fines of \$100.00 Beginning 9-5-2026 until compliance is achieved.

Item # 68
25-10200357
3701 NW 50 Street
By The Plumb LLC
The respondent, Laura Betts, was present, and the property is not in compliance.
Special Magistrate Order: Continuance of case at 9-2-2026 penalty hearing.

Item # 69
25-10200365
8834 W McNab Road – Building 6
The Greens Condominium Apartments, Inc.
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: daily fines of \$100.00 dating back to compliance date 7-21-2026; fines beginning 7-22-2026, until compliance is achieved.

Item # 70
25-10200366
8838 W McNab Road – Building 7
The Greens Condominium Apartments, Inc.
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: daily fines of \$100.00 dating back to compliance date 7-21-2026; fines beginning 7-22-2026, until compliance is achieved.

Item # 71
25-10200367
8842 W McNab Road – Building 8
The Greens Condominium Apartments, Inc.
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: daily fines of \$100.00 dating back to compliance date 7-21-2026;
fines beginning 7-22-2026, until compliance is achieved.

Item # 72
25-10200368
8846 W McNab Road – Building 9
The Greens Condominium Apartments, Inc.
The respondent was not present, and the property is not in compliance.
Special Magistrate Order: daily fines of \$100.00 dating back to compliance date 7-21-2026;
fines beginning 7-22-2026, until compliance is achieved.

DONE AND ORDERED, this, August 5, 2026.
ATTEST:

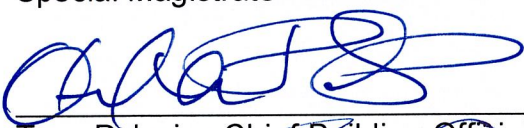
5. ADJOURNMENT

There being nothing further to discuss, Special Magistrate, Eugene M Steinfeld, adjourned the meeting at 2:46:45p.m.



Eugene M. Steinfeld
Special Magistrate

Date:  8/10/2024



Tony Palacios Chief Building Official / Director

Date: 8-10-26



Michelle Fontanez
Administrative Assistant, Building Department

Date: 8/10/26

SPECIAL MAGISTRATE AGENDA ITEM REPORT

DATE: September 2, 2026
SUBMITTED BY: Michelle Fontanez
ITEM TYPE: Other
AGENDA SECTION: Violation Hearing
TITLE: Special Magistrate Hearing 9-2-2026 Agenda

ATTACHMENTS:

[Special Magistrate Agenda 9-2-26 Hearing.1.pdf](#)

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

The Building Division of the City of Tamarac will hold a Special Magistrate Meeting on September 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.

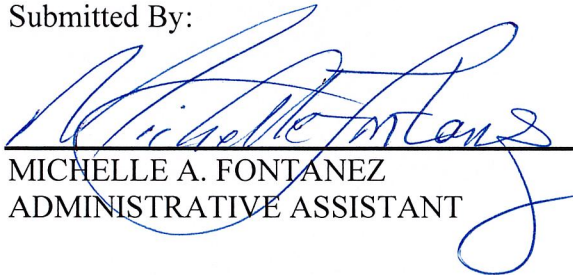
- A. Call to Order
- B. Pledge of Allegiance
- C. Swearing in of Witnesses
- D. Approval of Minutes, August 5, 2026**
- E. Violation Hearing
- F. Adjournment

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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

8/14/2026

DATE



OTONIEL (TONY) PALACIOS
CHIEF BUILDING OFFICIAL / DIRECTOR

8-14-26

DATE

DRAFT

**Special Magistrate Hearing
Meeting Date: 9/2/2026**

Date: 7/13/2026

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments	
1	26 - 10200052	PENALTY/NON-COMPLIANCE-SM REPLACE A/C W/O PMT COMPLIED	7739 SOUTHAMPTON TER #402 SHAMIM NOORALI	BENJAMIN STEGMAN	9-1-2026	COMPLIED	
2	26 - 10200114	PENALTY/NON-COMPLIANCE-SM REPLACE A/C W/O PMT	4750 W COMMERCIAL BLVD COMMERCIAL VILLAS LLC	BENJAMIN STEGMAN	8-30-2026	deadline _____ days to comply daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____	COMPLIED
3	26 - 10200115	PENALTY/NON-COMPLIANCE-SM REPLACE A/C W/O PMT	4770 W COMMERCIAL BLVD COMMERCIAL VILLAS LLC	BENJAMIN STEGMAN	8-30-2026	deadline _____ days to comply daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____	
4	26-10200116	FIRST TIME VIOLATION-SM REPLACE A/C W/O PMT	4915 NW 54 CT RONALD GARCIA & LUZ HERNANDEZ	BENJAMIN STEGMAN		deadline _____ days to comply P/H _____ or _____ continuance per SM _____ SM administrative fee \$75.00	
5	26-10200134	FIRST TIME VIOLATION-SM REPLACE A/C W/O PMT	7775 SOUTHAMPTON TER #310 MARCEL LEGROS	BENJAMIN STEGMAN		deadline _____ days to comply P/H _____ or _____ continuance per SM _____ SM administrative fee \$75.00	

**Special Magistrate Hearing
Meeting Date: 9/2/2026**

Date: 7/13/2026

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments	
6	26-10200137	FIRST TIME VIOLATION-SM REPLACE A/C W/O PMT	9070 LIME BAY BLVD #305 JOYCE ROACH	BENJAMIN STEGMAN		_____ days to comply deadline _____ or P/H _____ continuation per SM _____ SM administrative fee \$75.00	
7	26-10200138	FIRST TIME VIOLATION-SM REPLACE A/C W/O PMT	7775 YARDLEY DR #313 SANTIAGO M Saldarriaga H/E & MELISSA Saldarriaga	BENJAMIN STEGMAN		_____ days to comply deadline _____ or P/H _____ continuation per SM _____ SM administrative fee \$75.00	
8	26-10200140	FIRST TIME VIOLATION-SM MECHANICAL DUCTWORK W/O PMT COMPLIED	6607 WESTWOOD BLVD W BYRON TEJADA	BENJAMIN STEGMAN		COMPLIED	COMPLIED
9	26 - 10200047	PENALTY/NON-COMPLIANCE-SM EXPIRED PERMIT	5613 NW 50 AVE KELLEY M ZEITOUNE H/E & ELLIOTT M ZEITOUNE	JUAN VILLANUEVA	9-1-2026	_____ days to comply deadline _____ daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuation per SM _____	
10	26 - 10200087	FIRST TIME VIOLATION-SM RESIDENTIAL ALTERATION W/O PMT	9803 NW 75 CT MALDONM GROUP LLC	JUAN VILLANUEVA		_____ days to comply deadline _____ or P/H _____ continuation per SM _____ SM administrative fee \$75.00	

**Special Magistrate Hearing
Meeting Date: 9/2/2026**

Date: 7/13/2026

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments	
11	26 - 10200095	FIRST TIME VIOLATION-SM RESIDENTIAL ALTERATION W/O PMT	7178 S DEVON DR JACQUELINE DYER & NORMAN P DYER	JUAN VILLANUEVA		____ days to comply deadline____ or P/H____ continuance per SM____ SM administrative fee \$75.00	_____ _____ _____ _____
12	26 - 10200096	FIRST TIME VIOLATION-SM BUILDING MISCELLANEOUS	8202 NW 92 AVE DIANELYS ALVAREZ H/E & EDEL MARTINEZ	JUAN VILLANUEVA		____ days to comply deadline____ or P/H____ continuance per SM____ SM administrative fee \$75.00	_____ _____ _____ _____
13	26-10200117	FIRST TIME VIOLATION-SM FENCE W/O PMT	7608 NW 72 TER KARINA CARVALHO	JUAN VILLANUEVA		____ days to comply deadline____ or P/H____ continuance per SM____ SM administrative fee \$75.00	_____ _____ _____ _____
14	25 - 10200305	PENALTY/NON-COMPLIANCE-SM UNSAFE CONDITION	6051 NW 61 AVE #103 MARC A ILOUZ C/O GIBSON GROUP MGMT	ARSENIO RAVELO	8-31-2026	____ days to comply deadline____ daily fine \$100 beginning____ amend F/O____ days to comply comply____ or P/H____ continuance per SM____	_____ _____ _____ _____ _____
15	25 - 10200310	PENALTY/NON-COMPLIANCE-SM UNSAFE CONDITION	1909 NW 46 ST CHERRI SYLVESTER H/E & CHRIS SYLVESTER H/E ETAL	ARSENIO RAVELO	9-1-2026	____ days to comply deadline____ daily fine \$100 beginning____ amend F/O____ days to comply comply____ or P/H____ continuance per SM____	_____ _____ _____ _____ _____

**Special Magistrate Hearing
Meeting Date: 9/2/2026**

Date: 7/13/2026

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments
16	25 - 10200408	PENALTY/NON-COMPLIANCE-SM UNSAFE CONDITION	7625 W COMMERCIAL BLVD L4 PALM BEACH LLC	ARSENIO RAVELO	8-31-2026	_____ days to comply deadline _____ daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____
17	25 - 10200434	PENALTY/NON-COMPLIANCE-SM UNSAFE CONDITION	9720 NW 83 ST YCHELINDE BRUTUS H/E & CLORIMENE DORVIL & WILSON DORVIL	ARSENIO RAVELO	8-31-2026	_____ days to comply deadline _____ daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____
18	26 - 10200099	FIRST TIME VIOLATION-SM RESIDENTIAL ALTERATION W/O PMT	5841 NW 61 AVE #310 DENICE FERNANDA CHAMORRO BURGOS & JAIR FERNANDO CALDERON MONCAYO	ARSENIO RAVELO		_____ days to comply deadline _____ or P/H _____ continuance per SM _____ SM administrative fee \$75.00
19	26 - 10200100	FIRST TIME VIOLATION-SM BUILDING MISCELLANEOUS	6306 TAMARIND CIR RYAN T CROSSLEY & AMY L CROSSLEY	ARSENIO RAVELO		_____ days to comply deadline _____ or P/H _____ continuance per SM _____ SM administrative fee \$75.00
20	26 - 10200112	FIRST TIME VIOLATION-SM COMMERCIAL ALTERATION W/O PMT	5221 N STATE ROAD 7 PALMARES LLC	ARSENIO RAVELO		_____ days to comply deadline _____ or P/H _____ continuance per SM _____ SM administrative fee \$75.00

**Special Magistrate Hearing
Meeting Date: 9/2/2026**

Date: 7/13/2026

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments	
21	26-10200118	FIRST TIME VIOLATION-SM RESIDENTIAL ALTERATION W/O PMT	6611 NW 90 AVE WILNER ALEXANDRE H/E & YVENISE MERCIUS	ARSENIO RAVELO		_____ days to comply deadline _____ or P/H _____ continuance per SM _____ SM administrative fee \$75.00	_____ _____ _____ _____
22	25 - 10200025	PENALTY/NON-COMPLIANCE-SM SIGN W/O PMT	7130 N UNIVERSITY DR HARVEST INTERNATIONAL INVESTMENTS LLC	MARK FARETRA	8-30-2026	_____ days to comply deadline _____ daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____	_____ _____ _____ _____ _____
23	25 - 10200270	PENALTY/NON-COMPLIANCE-SM EXTERIOR SIDING-STUCCO W/O PMT	68 ANN LEE LN SASHAUNA ALICIA JAMES	MARK FARETRA	9-1-2026	_____ days to comply deadline _____ daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____	_____ _____ _____ _____ _____
24	26 - 10200003	PENALTY/NON-COMPLIANCE-SM RESIDENTIAL ALTERATION W/O PMT	4604 NW 29 TER ROSENIE MERZIOUS & MERISTAL OSTREAL	MARK FARETRA	9-1-2026	_____ days to comply deadline _____ daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____	_____ _____ _____ _____ _____
25	26 - 10200015	PENALTY/NON-COMPLIANCE-SM SHED W/O PMT	8010 NW 75 AVE TRICIA ETIENNE & WALLACE ETIENNE	MARK FARETRA	9-1-2026	_____ days to comply deadline _____ daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____	_____ _____ _____ _____ _____

**Special Magistrate Hearing
Meeting Date: 9/2/2026**

Date: 7/13/2026

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments	
26	26 - 10200020	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	4575 NW 16 WAY CHARMAINE MARIE THOMAS	MARK FARETRA	9-1-2026	deadline _____ days to comply daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____	_____
27	26 - 10200022	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	7811 NW 75 AVE CHRISTOPHER GAETAN SANON & REGINE MADIOU	MARK FARETRA	9-1-2026	deadline _____ days to comply daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____	_____
28	26 - 10200023	PENALTY/NON-COMPLIANCE-SM RESIDENTIAL ALTERATION W/O PMT	2507 NW 54 ST ALEXANDRA TASSY	MARK FARETRA	9-1-2026	deadline _____ days to comply daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____	_____
29	26-10200026	PENALTY/NON-COMPLIANCE-SM ROOFING W/O PMT COMPLIED	7606 NW 73 AVENUE ALEXANDRE CHERISOL	MARK FARETRA	9-1-2026	COMPLIED	COMPLIED
30	26 - 10200028	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	6610 NW 98 AVE BRUNO DANNENBERG H/E NIDER DANNENBERG	MARK FARETRA	9-1-2026	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: 9/2/2026**

Date: 7/13/2026

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31	26 - 10200029	PENALTY/NON-COMPLIANCE-SM FENCE W/O PMT	8271 NW 67 AVE ERIC P SMAUSE H/E & JIMENA SMAUSE	MARK FARETRA	9-1-2026	deadline _____ days to comply daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____	_____
32	26 - 10200040	PENALTY/NON-COMPLIANCE-SM ROOFING W/O PMT	9300 LIME BAY BLVD BD 16 LIME BAY CONDOMINIUM INC # 4	MARK FARETRA	8-30-2026	deadline _____ days to comply daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____	_____
33	26 - 10200075	PENALTY/NON-COMPLIANCE-SM COMMERCIAL ALTERATION W/O PMT	8401 & 8403 W MCNAB RD COLONY CENTER LLC	MARK FARETRA	8-30-2026	deadline _____ days to comply daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____	_____
34	26 - 10200113	FIRST TIME VIOLATION-SM RESIDENTIAL ALTERATION W/O PMT COMPLIED	5705 A SWORDFISH CIR LOUISE UNELUS	MARK FARETRA		COMPLIED	COMPLIED
35	26-10200127	FIRST TIME VIOLATION-SM RESIDENTIAL ALTERATION W/O PMT COMPLIED	2800 NW 48 ST LINDA P MERRILL	MARK FARETRA		COMPLIED	COMPLIED

**Special Magistrate Hearing
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Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments	
36	25 - 10200134	PENALTY/NON-COMPLIANCE-SM RESIDENTIAL ALTERATION W/O PMT	8710 AZALEA CT #103 LYNN GORODSKY TR	ADOLFO EVIA	9-1-2026	deadline _____ days to comply daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____	_____
37	25 - 10200317	PENALTY/NON-COMPLIANCE-SM RESIDENTIAL ALTERATION W/O PMT	8008 NW 106 AVE RONY DERENONCOURT & MARIE DERENONCOURT	ADOLFO EVIA	9-1-2026	deadline _____ days to comply daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____	_____
38	25 - 10200371	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS WITHDRAWN	3801 NW 49 ST T&D REALTY ENTERPRISES LLC	ADOLFO EVIA	8-30-2026	WITHDRAWN	WITHDRAWN
39	25 - 10200373	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	7301 N UNIVERSITY DR UNIVERSITY HOSPITAL LTD	ADOLFO EVIA	8-17-2026	deadline _____ days to comply daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____	_____
40	25 - 10200409	PENALTY/NON-COMPLIANCE-SM RESIDENTIAL ALTERATION W/O PMT	6611 NW 84 ST YAILYN ARBONA & YOISEL DIAZ ARTILES	ADOLFO EVIA	9-1-2026	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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41	26 - 10200016	PENALTY/NON-COMPLIANCE-SM WINDOWS- DOORS W/O PMT	6195 ROCK ISLAND RD #112 NEWVIS D BROWN	ADOLFO EVIA	9-1-2026	_____ days to comply deadline _____ daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____	_____ _____ _____ _____
42	26 - 10200017	PENALTY/NON-COMPLIANCE-SM RESIDENTIAL ALTERATION W/O PMT	7251 ASHMONT CIR JAY A WACHMAN	ADOLFO EVIA	9-1-2026	_____ days to comply deadline _____ daily fine \$100 beginning _____ amend F/O _____ days to comply comply _____ or P/H _____ continuance per SM _____	_____ _____ _____ _____
43	26 - 10200098	FIRST TIME VIOLATION-SM SHED W/O PMT COMPLIED	9607 NW 81 MNR ELENA SUAREZ GARCIA H/E & ALBERTO MEDINA	ADOLFO EVIA		COMPLIED	COMPLIED
44	26 - 10200104	FIRST TIME VIOLATION-SM SIGN W/O PMT	7118 N NOB HILL RD PALSHUA REALTY TAMARAC LLC	ADOLFO EVIA		_____ days to comply deadline _____ or _____ P/H _____ continuance per SM _____ SM administrative fee \$75.00	_____ _____ _____ _____
45	26 - 10200105	FIRST TIME VIOLATION-SM SIGN W/O PMT	7134 N NOB HILL RD PALSHUA REALTY TAMARAC LLC	ADOLFO EVIA		_____ days to comply deadline _____ or _____ P/H _____ continuance per SM _____ SM administrative fee \$75.00	_____ _____ _____ _____

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Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments	
46	26 - 10200106	FIRST TIME VIOLATION-SM SIGN W/O PMT	7146 N NOB HILL RD PALSHUA REALTY TAMARAC LLC	ADOLFO EVIA		_____ days to comply deadline _____ or P/H _____ continuance per SM _____ SM administrative fee \$75.00	_____ _____ _____ _____
47	26 - 10200107	FIRST TIME VIOLATION-SM SIGN W/O PMT COMPLIED	7154 N NOB HILL RD PALSHUA REALTY TAMARAC LLC	ADOLFO EVIA		COMPLIED	COMPLIED
48	26 - 10200108	FIRST TIME VIOLATION-SM SIGN W/O PMT COMPLIED	7160 N NOB HILL RD PALSHUA REALTY TAMARAC LLC	ADOLFO EVIA		COMPLIED	COMPLIED
49	26 - 10200109	FIRST TIME VIOLATION-SM COMMERCIAL ALTERATION W/O PMT	7401 - 7415 NW 88 AVE DRG PINE ISLAND PROPERTY LLC	ADOLFO EVIA		_____ days to comply deadline _____ or P/H _____ continuance per SM _____ SM administrative fee \$75.00	_____ _____ _____ _____