



CITY OF TAMARAC SPECIAL MAGISTRATE HEARING

**7525 NW 88th Avenue
Tamarac, Florida 33321
Wednesday, October 7, 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 9-2-2026**
 - 5. Violation Hearing**
 - 5.1 Special Magistrate Hearing 10-7-2026**
 - 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: October 7, 2026
SUBMITTED BY: Michelle Fontanez
ITEM TYPE: Other
AGENDA SECTION: Approval of Minutes
TITLE: Special Magistrate Meeting Minutes 9-2-2026

ATTACHMENTS:

[Special Magistrate Hearing Meeting Minutes 9-2-2026.pdf](#)

SPECIAL MAGISTRATE MEETING MINUTES
WEDNESDAY SEPTEMBER 2, 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, September 2, 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
Adolfo Evia, Chief Building Inspector
Peter Deveaugh, Chief Electrical 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:

Syliana Telsaint	Wallace Etienne
Jairo F. Calderon	Christopher G. Sanon
Edel Martinez	Bruno Dannerberg
Ray Pick	Jacqueline Dyer
Melissa Lane	Jay Alan Wachman
Mark Illouz	Pierina Petrovich
Chris Sylvester	

Special Magistrate Tamar N. Hamilton, approved the minutes of August 5, 2026, as submitted.

September 2, 2026, Violation Hearing
Meeting Minutes:

Item # 2

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 11-1-2026 or daily fines of \$100.00 Beginning 11-2-2026 until compliance is achieved.

Item # 3

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 11-1-2026 or daily fines of \$100.00 Beginning 11-2-2026 until compliance is achieved.

Item # 6

26-10200137

9070 Lime Bay Blvd # 305

Joyce Roach

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

Special Magistrate Order: 90 days for compliance deadline 12-1-2026 or penalty hearing 12-2-2026. Special Magistrate administrative fee due \$75.00.

Item # 9

26-10200047

5613 NW 50 Avenue

Kelly M Zeitoune H/E & Elliott M Zeitoune

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

Special Magistrate Order: Amend Final Order, 90 days for compliance deadline 12-1-2026 or penalty hearing 12-2-2026.

Item # 11

26-10200095

7178 S Devon Drive

Jacqueline Dyer & Norman Dyer

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

Special Magistrate Order: 90 days for compliance deadline 12-1-2026 or penalty hearing 12-2-2026. Special Magistrate administrative fee due \$75.00.

Item # 12

26-10200096

8202 NW 92 Avenue

Dianelys Alvarez H/E & Edel Martinez

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

Special Magistrate Order: 90 days for compliance deadline 12-1-2026 or penalty hearing 12-2-2026. Special Magistrate administrative fee due \$75.00.

Item # 14

25-10200305

6051 NW 61 Avenue #103

Marc A. Illouz

C/O Gibson Group Mgmt.

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

Special Magistrate Order: Amend Final Order, 90 days for compliance deadline 12-1-2026 or penalty hearing 12-2-2026.

Item # 15

25-10200310

1909 NW 46 Street

Cherri Sylvester H/E and Chris Sylvester H/E Etal

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

Special Magistrate Order: Amend the Final Order, 180 days for compliance deadline 2-29-2027 or penalty hearing 3-3-2027.

Item # 16

25-10200408

7625 W Commercial Blvd

L4 Palm Beach LLC

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

Special Magistrate Order: Amend the Final Order, 180 days for compliance deadline 2-29-2027 or penalty hearing 3-3-2027.

Item # 17

25-10200434

9720 NW 83 Street

Ychelinde Brutus H/E

Clorimene Dorvil & Wilson Dorvil

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

Special Magistrate Order: Amend the Final Order, 180 days for compliance deadline 2-29-2027 or penalty hearing 3-3-2027.

Item # 19

26-10200100

6306 Tamarind Circle

Ryan T Crossley & Amy L Crossley

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

Special Magistrate Order: 90 days for compliance deadline 12-1-2026 or penalty hearing 12-2-2026. Special Magistrate administrative fee \$75.00 due.

Item # 20

26-10200112

5221 N State Road 7

Palmares LLC

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

Special Magistrate Order: 90 days for compliance deadline 12-1-2026 or penalty hearing 12-2-2026. Special Magistrate administrative fee \$75.00 due.

Item # 21

26-10200118

6611 NW 90 Avenue

Wilner Alexandre H/E & Yvenise Mercius

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

Special Magistrate Order: 90 days for compliance deadline 12-1-2026 or penalty hearing 12-2-2026. Special Magistrate administrative fee \$75.00 due.

Item # 22

25-10200025

7130 N University Drive

Harvest International Investments LLC

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

Special Magistrate Order: Amend the Final Order, 30 days for compliance deadline 10-2-2026 or penalty hearing 10-7-2026.

Item # 24

26-10200003

4604 NW 29 Terrace

Rosenie Merzius & Meristal Ostreal

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

Special Magistrate Order: Amend the Final Order, 90 days for compliance deadline 12-1-2026 or penalty hearing 12-2-2026.

Item # 25

26-10200015

8010 NW 75 Avenue

Tricia Etienne & Wallace Etienne

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

Special Magistrate Order: 60 days for compliance deadline 11-1-2026 or daily fines of \$100.00 Beginning 11-2-2026 until compliance is achieved.

Item # 27

26-10200022

7811 NW 75 Avenue

Christopher Gaetan Sanon & Regine Madiou

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

Special Magistrate Order: Amend the Final Order, 90 days for compliance deadline 12-1-2026 or penalty hearing 12-2-2026.

Item # 28

26-10200023

2507 NW 54 Street

Alexandra Tassy

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

Special Magistrate Order: Amend the Final Order, 90 days for compliance deadline 12-1-2026 or penalty hearing 12-2-2026.

Item # 30

26-10200028

6610 NW 98 Avenue

Bruno Dannenberg H/E & Nider Dannenberg

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

Special Magistrate Order: Amend the Final Order, 90 days for compliance deadline 12-1-2026 or penalty hearing 12-2-2026.

Item # 33

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: 90 days for compliance deadline 12-1-2026 or daily fines of \$100.00 Beginning 12-2-2026 until compliance is achieved.

Item # 36

25-10200134

8710 Azalea Court #103

Lynn Gorodsky TR

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

Special Magistrate Order: Amend the Final Order, 90 days for compliance deadline 12-1-2026 or penalty hearing 12-2-2026.

Item # 39

25-10200373

7301 N University Drive

University Hospital LTD

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

Special Magistrate Order: 30 days for compliance deadline 10-2-2026, or daily fines of \$100.00 beginning 10-3-2026, until compliance is achieved.

Item # 40

25-10200409

6611 NW 84 Street

Yailyn Arbona & Yoisel Diaz Artiles

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

Special Magistrate Order: Amend the Final Order, 90 days for compliance deadline 12-1-2026 or penalty hearing 12-2-2026

Item # 41

26-10200016

6195 Rock Island Road #112

Newvis D Brown

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

Special Magistrate Order: 90 days for compliance deadline 12-1-2026, or daily fines of \$100.00 beginning 12-2-2026, until compliance is achieved.

Item # 42

26-10200017

7251 Ashmont Circle

Jay A Wachman

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

Special Magistrate Order: Amend the Final Order, 180 days for compliance deadline 2-29-2027 or penalty hearing 3-3-2027.

Item # 44

26-10200104

7118 N Nob Hill Road

Palshua Realty Tamarac LLC

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

Special Magistrate Order: 60 days for compliance deadline 11-1-2026 or penalty hearing 11-4-2026. Special Magistrate administrative fee \$75.00 due.

Item # 45

26-10200105

7134 N Nob Hill Road

Palshua Realty Tamarac LLC

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

Special Magistrate Order: 60 days for compliance deadline 11-1-2026 or penalty hearing 11-4-2026. Special Magistrate administrative fee \$75.00 due.

Item # 46

26-10200104

7146 N Nob Hill Road

Palshua Realty Tamarac LLC

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

Special Magistrate Order: 60 days for compliance deadline 11-1-2026 or penalty hearing 11-4-2026. Special Magistrate administrative fee \$75.00 due.

Item # 49

26-10200109

7401 – 7415 NW 88 Avenue

DRG Pine Island Property LLC

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

Special Magistrate Order: 60 days for compliance deadline 11-1-2026 or penalty hearing 11-4-2026. Special Magistrate administrative fee \$75.00 due.

DONE AND ORDERED, this, September 2, 2026.
ATTEST:

5. ADJOURMENT

There being nothing further to discuss, Special Magistrate, Tamar N. Hamilton, adjourned the meeting at 2:53:25p.m.

Tamar N. Hamilton
Special Magistrate

Date: _____

Tony Palacios Chief Building Official / Director

Date: _____

Michelle Fontanez
Administrative Assistant, Building Department

Date: _____

SPECIAL MAGISTRATE AGENDA ITEM REPORT

DATE: October 7, 2026
SUBMITTED BY: Michelle Fontanez
ITEM TYPE: Other
AGENDA SECTION: Violation Hearing
TITLE: Special Magistrate Hearing 10-7-2026

ATTACHMENTS:

[Special Magistrate Hearing Agenda 10-7-2026.pdf](#)

**CITY OF TAMARAC
SPECIAL MAGISTRATE HEARING
OCTOBER 7, 2026, at 2:00 P.M.**

The Building Division of the City of Tamarac will hold a Special Magistrate Meeting on October 7, 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.

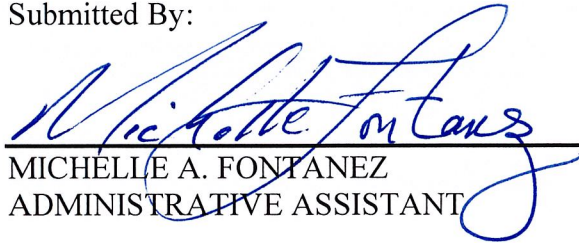
- A. Call to Order
- B. Pledge of Allegiance
- C. Swearing in of Witnesses
- D. Approval of Minutes, September 2, 2026**
- E. Violation Hearing
- F. Adjournment

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Pursuant to Chapter 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Special Magistrate, he/she may need to ensure that a verbatim record of the proceedings is made.

The City of Tamarac complies with the provisions of the American with Disabilities Act. If you are a disabled person requiring any accommodation or assistance, please notify the City of such needs at least 48 hours two (2 days) in advance.

Submitted By:



MICHELLE A. FONTANEZ
ADMINISTRATIVE ASSISTANT

9/3/2026

DATE



OTONIEL (TONY) PALACIOS
CHIEF BUILDING OFFICIAL / DIRECTOR

9-3-26

DATE

**Special Magistrate Hearing
Meeting Date: 10/7/2026**

Date: 7/21/2026

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments	
1	26 - 10200147	FIRST TIME VIOLATION-SM SERVICE CHANGE W/O PMT COMPLIED	4407 NW 49 DR MAHENDRA PATHAK H/E	RINOR KRASNIQI		COMPLIED	COMPLIED
2	26 - 10200054	PENALTY/NON-COMPLIANCE-SM COMMERCIAL ALTERATION W/O PMT	6716 N UNIVERSITY DR 6702 - 6852 COMMONS TAMARAC LLC	ANTHONY PENEVOLPE	9-29-2026	deadline _____ days to comply fine \$100 beginning _____ daily amend F/O _____ days to comply by _____ or P/H _____ continuance per SM _____	_____
3	26 - 10200130	FIRST TIME VIOLATION-SM REPLACE A/C W/O PMT	6105 NW 72 AVE KAREEN GAIL RENNIE H/E & KEVIN GARY JACK	ANTHONY PENEVOLPE		deadline _____ days to comply P/H _____ or _____ continuance per SM _____ SM administrative fee \$75.00	_____
4	26 - 10200094	PENALTY/NON-COMPLIANCE-SM RESIDENTIAL ALTERATION W/O PMT	8814 W MCNAB RD #304 HUGO A CAFFARATTI H/E & PATRICIA IRISARRI	ADOLFO EVIA	9-29-2026	deadline _____ days to comply fine \$100 beginning _____ daily amend F/O _____ days to comply by _____ or P/H _____ continuance per SM _____	_____
5	26 - 10200123	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	6514 - 6522 NW 98 TER - BUILDING 26 SPYGLASS CONDOMINIUM INC I	ADOLFO EVIA	9-29-2026	deadline _____ days to comply fine \$100 beginning _____ daily amend F/O _____ days to comply by _____ or P/H _____ continuance per SM _____	_____

**Special Magistrate Hearing
Meeting Date: 10/7/2026**

Date: 7/21/2026

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments	
6	26 - 10200125	FIRST TIME VIOLATION-SM BUILDING MISCELLANEOUS COMPLIED	6301 - 6335 W COMMERCIAL BLVD R I RICK INVESTMENTS LLC	ADOLFO EVIA		COMPLIED	COMPLIED
7	26 - 10200010	PENALTY/NON-COMPLIANCE-SM OCCUPANCY W/O SAFETY	6209 W COMMERCIAL BLVD., STE1 U S ALLIANCE MANAGEMENT CORP	JUAN VILLANUEVA	9-29-2026	_____ days to comply deadline _____ daily fine \$100 beginning _____ amend F/O _____ days to comply by _____ or P/H _____ continuance per SM _____	
8	26 - 10200048	PENALTY/NON-COMPLIANCE-SM EXPIRED PERMIT COMPLIED	5712 NW 48 WAY DAMISEL SANTISTEBAN ARZUAGA	JUAN VILLANUEVA	9-29-2026	COMPLIED	COMPLIED
9	26 - 10200061	PENALTY/NON-COMPLIANCE-SM RESIDENTIAL ALTERATION W/O PMT	6204 ORCHARD TREE LN LORNA WRIGHT	JUAN VILLANUEVA	9-29-2026	_____ days to comply deadline _____ daily fine \$100 beginning _____ amend F/O _____ days to comply by _____ or P/H _____ continuance per SM _____	
10	26 - 10200077	PENALTY/NON-COMPLIANCE-SM COMMERCIAL ALTERATION W/O PMT	8263 NW 88 AVE JAMESTOWN TAMARAC, L.P.	JUAN VILLANUEVA	9-29-2026	_____ 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: 10/7/2026**

Date: 7/21/2026

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments	
11	26 - 10200128	FIRST TIME VIOLATION-SM RESIDENTIAL ALTERATION W/O PMT	9606 NW 80 ST OLGA JONES	JUAN VILLANUEVA		_____ days to comply deadline _____ or P/H _____ continuance per SM _____ SM administrative fee \$75.00	_____ _____ _____
12	26 - 10200129	FIRST TIME VIOLATION-SM RESIDENTIAL ALTERATION W/O PMT	8101 NW 59 CT BARNETT SEMAN BAKER & MARCIA E BAKER	JUAN VILLANUEVA		_____ days to comply deadline _____ or P/H _____ continuance per SM _____ SM administrative fee \$75.00	_____ _____ _____
13	26-10200191	FIRST TIME VIOLATION-SM UNSAFE CONDITION	5700 ROCK ISLAND ROAD SUN VISTA GARDENS CONDOMINIUM ASSOCIATION INC	JUAN VILLANUEVA		_____ days to comply deadline _____ or P/H _____ continuance per SM _____ SM administrative fee \$75.00	_____ _____ _____
14	26 - 10200053	PENALTY/NON-COMPLIANCE-SM REPLACE A/C W/O PMT	8321 SANDS POINT BLVD #107 MATTHEW LEWIS H/E & MARILYN GREENFIELD	BENJAMIN STEGMAN	9-29-2026	_____ days to comply deadline _____ daily fine \$100 beginning _____ amend F/O _____ days to comply by _____ or P/H _____ continuance per SM _____	_____ _____ _____
15	26 - 10200055	PENALTY/NON-COMPLIANCE-SM REPLACE A/C W/O PMT COMPLIED	6161 NW 57 CT #210 LELIETH A ROBERTS	BENJAMIN STEGMAN	9-29-2026	COMPLIED	COMPLIED

**Special Magistrate Hearing
Meeting Date: 10/7/2026**

Date: 7/21/2026

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments	
16	26 - 10200064	PENALTY/NON-COMPLIANCE-SM REPLACE A/C W/O PMT	7646 TRENT DR MITCHELL WEBER	BENJAMIN STEGMAN	9-29-2026	deadline _____ days to comply fine \$100 beginning _____ amend F/O _____ days to comply by _____ or P/H _____ continuance per SM _____	_____
17	26 - 10200121	FIRST TIME VIOLATION-SM REPLACE A/C W/O PMT	10601 STATE ST #5-7 TREA BROWARD INDUSTRIAL WESTPOINT LLC	BENJAMIN STEGMAN		deadline _____ days to comply P/H _____ or _____ continuance per SM _____ SM administrative fee \$75.00	_____
18	26 - 10200122	FIRST TIME VIOLATION-SM REPLACE A/C W/O PMT	7950 W MCNAB RD #124 GRACE G WHITE	BENJAMIN STEGMAN		deadline _____ days to comply P/H _____ or _____ continuance per SM _____ SM administrative fee \$75.00	_____
19	26 - 10200140	FIRST TIME VIOLATION-SM MECHANICAL DUCTWORK W/O PMT COMPLIED	6607 WESTWOOD BLVD W BYRON TEJADA	BENJAMIN STEGMAN		COMPLIED	COMPLIED
20	26 - 10200145	FIRST TIME VIOLATION-SM REPLACE A/C W/O PMT COMPLIED	7647 SOUTHAMPTON TER #308 LUIS REINOSO & RITA J REINOSO	BENJAMIN STEGMAN		COMPLIED	COMPLIED

**Special Magistrate Hearing
Meeting Date: 10/7/2026**

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments	
21	26 - 10200146	FIRST TIME VIOLATION-SM REPLACE A/C W/O PMT COMPLIED	6050 NW 64 AVE #302 ABBY ZIMMEL	BENJAMIN STEGMAN		COMPLIED	COMPLIED
22	26 - 10200084	PENALTY/NON-COMPLIANCE-SM COMMERCIAL ALTERATION W/O PMT	6710 N UNIVERSITY DR 6702-6852 COMMONS TAMARAC LLC	ARSENIO RAVELO	9-29-2026	_____ days to comply deadline _____ daily fine \$100 beginning _____ amend F/O _____ days to comply by _____ or P/H _____ continuance per SM _____	_____
23	26 - 10200092	PENALTY/NON-COMPLIANCE-SM BUILDING MISCELLANEOUS	8007 NW 74 TER GREGORY EG BLOOMFIELD & SUZAN BLOOMFIELD	ARSENIO RAVELO	9-29-2026	_____ days to comply deadline _____ daily fine \$100 beginning _____ amend F/O _____ days to comply by _____ or P/H _____ continuance per SM _____	_____
24	26 - 10200093	PENALTY/NON-COMPLIANCE-SM SIGN W/O PMT	5347 N STATE ROAD 7 ANASTASIA SAY CORPORATION	ARSENIO RAVELO	9-29-2026	_____ days to comply deadline _____ daily fine \$100 beginning _____ amend F/O _____ days to comply by _____ or P/H _____ continuance per SM _____	_____
25	26 - 10200101	PENALTY/NON-COMPLIANCE-SM SHED W/O PMT COMPLIED	6708 NW 70 ST HORACIO OLIVO H/E &	ARSENIO RAVELO	9-29-2026	COMPLIED	COMPLIED

**Special Magistrate Hearing
Meeting Date: 10/7/2026**

Date: 7/21/2026

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments	
26	26 - 10200110	PENALTY/NON-COMPLIANCE-SM SIGN W/O PMT	5201 N STATE ROAD 7 PALMARES LLC	ARSENIO RAVELO	9-29-2026	_____ days to comply deadline _____ daily fine \$100 beginning _____ amend F/O _____ days to comply by _____ or P/H _____ continuance per SM _____	_____
27	26 - 10200124	FIRST TIME VIOLATION-SM RESIDENTIAL ALTERATION W/O PMT	7118 NW 73 ST NW 70TH AVENUE INC	ARSENIO RAVELO		_____ days to comply deadline _____ or P/H _____ continuance per SM _____ SM administrative fee \$75.00	_____
28	26 - 10200139	FIRST TIME VIOLATION-SM EXTERIOR SIDING-STUCCO W/O PMT	6104 WHITE OAK LN DARNELL WALDO LOUIS	ARSENIO RAVELO		COMPLIED	COMPLIED
29	26 - 10200143	FIRST TIME VIOLATION-SM EXTERIOR SIDING-STUCCO W/O PMT	5615 S TRAVELERS PALM LN EARL DAWKINS	ARSENIO RAVELO		_____ days to comply deadline _____ or P/H _____ continuance per SM _____ SM administrative fee \$75.00	_____
30	26 - 10200144	FIRST TIME VIOLATION-SM RESIDENTIAL ALTERATION W/O PMT	6408 NW 72 AVE BETTY FONTAINE	ARSENIO RAVELO		_____ days to comply deadline _____ or P/H _____ continuance per SM _____ SM administrative fee \$75.00	_____

**Special Magistrate Hearing
Meeting Date: 10/7/2026**

Date: 7/21/2026

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments	
31	26 - 10200148	FIRST TIME VIOLATION-SM RESIDENTIAL ALTERATION W/O PMT	7408 CORKWOOD TER JOSE B MELO	ARSENIO RAVELO		_____ days to comply deadline _____ or P/H _____ continuance per SM _____ SM administrative fee \$75.00	_____ _____ _____
32	25-10200025	PENALTY/NON-COMPLIANCE-SM SIGN W/O PMT	7130 N UNIVERSITY DR HARVEST INTERNATIONAL INVESTMENTS LLC	MARK FARETRA	10/2/2026	_____ days to comply deadline _____ daily fine \$100 beginning _____ amend F/O _____ days to comply by _____ or P/H _____ continuance per SM _____	_____ _____ _____ _____ _____
33	25-10200401	PENALTY/NON-COMPLIANCE-SM PAVERS W/O PMT	7614 NW 68 WAY SANDY HOOK INVESTMENTS LLC	MARK FARETRA	10/4/2026	_____ days to comply deadline _____ daily fine \$100 beginning _____ amend F/O _____ days to comply by _____ or P/H _____ continuance per SM _____	_____ _____ _____ _____ _____
34	26 - 10200045	PENALTY/NON-COMPLIANCE-SM RESIDENTIAL ALTERATION W/O PMT	7417 N DEVON DR LUZ BALDEON	MARK FARETRA	9-29-2026	_____ days to comply deadline _____ daily fine \$100 beginning _____ amend F/O _____ days to comply by _____ or P/H _____ continuance per SM _____	_____ _____ _____ _____ _____
35	26 - 10200082	PENALTY/NON-COMPLIANCE-SM FENCE W/O PMT	7720 NW 87 AVE RONALD JOSEPH H/E & SIBUSISIWE MKHIZE	MARK FARETRA	9-29-2026	_____ 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: 10/7/2026**

Date: 7/21/2026

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments	
36	26 - 10200083	PENALTY/NON-COMPLIANCE-SM RESIDENTIAL ALTERATION W/O PMT	5203 GATE LAKE RD IVANILDE V COUTINHO	MARK FARETRA	9-29-2026	deadline _____ days to comply fine \$100 beginning _____ daily amend F/O _____ days to comply by _____ or P/H _____ continuance per SM _____	_____
37	26 - 10200119	FIRST TIME VIOLATION-SM FENCE W/O PMT	5206 NW 27 AVE JELLINE ALEXANDRE H/E & DIEULA JADOTTE	MARK FARETRA		deadline _____ days to comply P/H _____ or _____ continuance per SM _____ SM administrative fee \$75.00	_____
38	26 - 10200127	FIRST TIME VIOLATION-SM RESIDENTIAL ALTERATION W/O PMT	2800 NW 48 ST LINDA P MERRILL	MARK FARETRA		COMPLIED	COMPLIED
39	26 - 10200131	FIRST TIME VIOLATION-SM RESIDENTIAL ALTERATION W/O PMT	4716 NW 48 AVE LISETTE P FEESER	MARK FARETRA		deadline _____ days to comply P/H _____ or _____ continuance per SM _____ SM administrative fee \$75.00	_____
40	26 - 10200133	FIRST TIME VIOLATION-SM WINDOWS- DOORS W/O PMT	2300 NW 54 ST JOSE RIGOBERTO MURALLS OLIVA	MARK FARETRA		deadline _____ days to comply P/H _____ or _____ continuance per SM _____ SM administrative fee \$75.00	_____

**Special Magistrate Hearing
Meeting Date: 10/7/2026**

Date: 7/21/2026

Item #	Case Year Number	Action Type Description Case Type Code Description	Property Address Name	Inspector	Compliance Final Order Date	Notes / Comments
41	26 - 10200136	FIRST TIME VIOLATION-SM EXPIRED PERMIT	7901 & 7903 NW 71 CT MARCIA O AXELROD REV LIV TR	MARK FARETRA		_____ days to comply deadline_____ or P/H_____ continuance per SM_____ SM administrative fee \$75.00
42	26 - 10200141	FIRST TIME VIOLATION-SM WINDOWS- DOORS W/O PMT	4700 NW 30 TER DANIEL LUBIN	MARK FARETRA		_____ days to comply deadline_____ or P/H_____ continuance per SM_____ SM administrative fee \$75.00
43	26 - 10200150	FIRST TIME VIOLATION-SM RESIDENTIAL ALTERATION W/O PMT	2923 NW 48 ST MANOJ ABRAHAM & MATHAI MATHEW	MARK FARETRA		_____ days to comply deadline_____ or P/H_____ continuance per SM_____ SM administrative fee \$75.00
44	26 - 10200151	FIRST TIME VIOLATION-SM WINDOWS- DOORS W/O PMT	8450 LAGOS DE CAMPO BLVD #310 CARLOS E CASTRO & SANDRA P WEBSTER	MARK FARETRA		_____ days to comply deadline_____ or P/H_____ continuance per SM_____ SM administrative fee \$75.00