TAMARAC
The City For Your Life

KENT WALIA, AICP, CFM
Director
Community Development

CITY OF TAMARAC
Special Magistrate Agenda
10-21-2026

THE CITY OF TAMARAC; Code Compliance Division, will hold a meeting on Wednesday, 10/21/2026 at 2:00 pm in the Council Chambers located at City Hall 7525 NW 88 Avenue. The following is the schedule to be heard:

A. Call to Order
B. Pledge of Allegiance
C. Swearing in of Witnesses
D. Approval of minutes, ***minutes to follow***
E. First Time Violations
F. Penalty non-compliance cases
G. Next Meeting: **11-18-2026**
H. 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 of the meeting.

TAMARAC
The City For Your Life

CITY OF TAMARAC
SPECIAL MAGISTRATE AGENDA
October 21, 2026
2:00 PM

CITY OF
TAMARAC

SPECIAL MAGISTRATE HEARING AGENDA

October 21, 2026

2:00 PM

CITY HALL CHAMBERS:
7525 NW 88TH AVENUE, TAMARAC, FL 33321

ALAN L GABRIEL
PRESIDING

If a person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and judicial evidence upon which the appeal is to be based. All persons speaking on a quasi-judicial manner will be sworn in and be subject to cross examination

AUXILIARY AIDS AND SERVICES: If you desire auxiliary aids and services to assist in viewing or hearing the City Commission meetings or reading the agenda and minutes for the meeting, please contact the City Clerk's Office at 954-597-3505 at a minimum of two days prior to the meeting and arrangements will be made to provide these services to you.

COMMUNITY DEVELOPMENT
7525 NW 88th AVENUE
TELEPHONE (954) 597-3425
WWW.TAMARAC.GOV

Equal Opportunity Employer

CASE: 26-10102374
CASE ADDRESS: 6050 CLUBHOUSE DR
OWNER: BANYAN LAKES HOMEOWNERS ASSN
% BENCHMARK PROPERTY MANAGEMENT

CITED: 08-26-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: D. HINKLE (954) 597-3426

VIOLATION(S): 10-4.4 TRP LANDSCAPE/TREE PRESERVATION
HAZARDOUS TREE PER LAND DEVELOPMENT CODE SECTION 10-4.4(P); PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING & ZONING DIVISION, BY EMAIL: PLANNINGZONING@TAMARAC.ORG OR PHONE: 954-597-3532 FOR FURTHER ACTION INCLUDING APPLYING FOR A TREE REMOVAL PERMIT.

CASE: 26-10102387
CASE ADDRESS: 4107 NW 47 CT
OWNER: PITT, LAWRENCE H/E & PITT, JULIE

CITED: 08-26-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: D. HINKLE (954) 597-3426

VIOLATION(S): 10-4.4 TRP LANDSCAPE/TREE PRESERVATION
PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT REGARDING A DEAD PALM TREE - PLANNING & ZONING DIVISION AT PLANNINGZONING@TAMARAC.ORG OR 954-597-3532 FOR FURTHER ACTION AND NEXT STEPS REGARDING THIS NOTICE OF VIOLATION.

CASE: 26-10102608
CASE ADDRESS: 7908 NW 71 AVE
OWNER: FAGAN, GASTON & THELMA

CITED: 10-06-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: D. HINKLE (954) 597-3426

VIOLATION(S): 9-30 RESIDENTIAL PROPERTY MAINT.
1. PLEASE ATTACH HOUSE NUMBERS ATLEAST 4 INCHES IN HEIGHT AND VISIBLE FROM THE RIGHT OF WAY TO THE PROPERTY
2. PLEASE REMOVE ALL CONSTRUCTION DEBRIS, GARBAGE CANS AND MISCELLANEOUS ITEMS OUT OF VIEW FROM THE RIGHT OF WAY AND NEIGHBORING PROOERTIES OR DISPOSE OF PROPERLY

CASE: 26-10102627
CASE ADDRESS: 7807 NW 73 AVE
OWNER: BROWARD REI HOLDINGS LLC

CITED: 10-07-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: D. HINKLE (954) 597-3426

VIOLATION(S): 10-3.3 Residential Uses
PLEASE REGISTER THE PROPERTY AS A GROUP HOME AND MEET ALL THE REQUIREMENTS

CASE: 26-10102416
CASE ADDRESS: 7905 NW 66 TER
OWNER: COKE, NATALIE H/E & WILLIAMS, LAVERN CARL

CITED: 08-31-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: D. HINKLE (954) 597-3426

VIOLATION(S): 12-376 VACATION RENTAL REG. & PMT REQ
vacation registration and permit required
It is unlawful for any person to allow another person to occupy any Vacation Rental within the City of Tamarac or offer any Residential Property for rent and/or lease as a Vacation Rental within the City of Tamarac, unless the person has obtained the Vacation Rental Permit for the Vacation Rental with the City of Tamarac.
PLEASE MEET ALL REQUIREMENTS AND OBTAIN A CITY OF TAMARAC VACATION RENTAL PERMIT.

CASE: 26-10102417
CASE ADDRESS: 7020 NW 63 CT
OWNER: SAINT FLEUR, GERTRUDE AUGUSTIN

CITED: 08-31-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: D. HINKLE (954) 597-3426

VIOLATION(S): 12-376 VACATION RENTAL REG. & PMT REQ
vacation registration and permit required
It is unlawful for any person to allow another person to occupy any Vacation Rental within the City of Tamarac or offer any Residential Property for rent and/or lease as a Vacation Rental within the City of Tamarac, unless the person has obtained the Vacation Rental Permit for the Vacation Rental with the City of Tamarac.
THIS CASE WILL BE PRESENTED AS A FINDING OF FACT EVEN IF THE LISTING HAS BEEN REMOVED - PLEASE MEET ALL REQUIREMENTS AND OBTAIN A CITY OF TAMARAC VACATION RENTAL PERMIT.

CASE: 26-10102081
CASE ADDRESS: 7203 NW 84 ST
OWNER: RICKLE PROPERTIES CORP

CITED: 07-22-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: D. LUGGER (954) 597-3427

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.
PLEASE RECOAT DRIVEWAY.

CASE: 26-10102120
CASE ADDRESS: 8203 NW 73 TER
OWNER: YANG, JIANSHENG

CITED: 07-27-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: D. LUGGER (954) 597-3427

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.
1. PLEASE RECOAT DRIVEWAY.
2. PLEASE REMOVE ALL WEED GROWTH SURROUNDING FRONT OF HOUSE.

CASE: 26-10102121
CASE ADDRESS: 8202 NW 73 TER
OWNER: ANDERSON, ANDRE H/E & COUTAIN, JESSICA AIMEE

CITED: 07-27-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: D. LUGGER (954) 597-3427

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.
PLEASE RECOAT DRIVEWAY.

CASE: 26-10102128 **COMPLIED**
CASE ADDRESS: 8211 NW 73 TER
OWNER: GRAHAM, GODWIN H & SHIRLEY

CITED: 07-27-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: D. LUGGER (954) 597-3427

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.
PLEASE RECOAT DRIVEWAY.

CASE: 26-10102155 **COMPLIED**
CASE ADDRESS: 7401 NW 84 ST
OWNER: HOME SFR BORROWER LLC

CITED: 07-29-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: D. LUGGER (954) 597-3427

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.
PLEASE RECOAT DRIVEWAY.

CASE: 26-10102166 **COMPLIED**
CASE ADDRESS: 8303 NW 74 AVE
OWNER: BRUNO, EMMANUEL PASCAL

CITED: 07-30-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: D. LUGGER (954) 597-3427

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.
PLEASE RECOAT DRIVEWAY.

CASE: 26-10102169 **COMPLIED**
CASE ADDRESS: 8213 NW 74 AVE
OWNER: HAYNES, ERICA RENE H/E

CITED: 07-30-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: D. LUGGER (954) 597-3427

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.
PLEASE RECOAT DRIVEWAY.
PLEASE MOVE OR SCREEN TRASH CANS FROM PUBLIC VIEW WHEN NOT PLACED OUT FOR PICKUP.

CASE: 26-10102215 **COMPLIED**
CASE ADDRESS: 8200 NW 74 AVE
OWNER: BISMUTH BRIDGE PROPCO LLC %BROOKFIELD PROPERTIES

CITED: 08-04-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: D. LUGGER (954) 597-3427

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.
PLEASE MOVE OR SCREEN TRASH CANS FROM PUBLIC VIEW WHEN NOT PLACED OUT FOR PICKUP.
PLEASE RECOAT DRIVEWAY.
PLEASE REMOVE DIRT/STAINS FROM ROOF FACIA.

CASE: 26-10102217
CASE ADDRESS: 8201 NW 74 AVE
OWNER: GOMEZ MUNOZ, DIANA PATRICIA

CITED: 08-04-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: D. LUGGER (954) 597-3427

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.

PLEASE MOVE OR SCREEN TRASH CANS FROM PUBLIC VIEW WHEN NOT PLACED OUT FOR PICKUP.

PLEASE RECOAT DRIVEWAY.

CASE: 26-10102367
CASE ADDRESS: 8201 N UNIVERSITY DR
OWNER: MERA HOLDING LLC

CITED: 08-25-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: D. LUGGER (954) 597-3427

VIOLATION(S): 9-131 NON-RESIDENTIAL PROPERTY MAINT.

PLEASE CLEAN ENTIRE ROOF.

PLEASE RECOAT DRIVEWAY STRIPE ENTIRE PARKING LOT AND OBTAIN REQUIRED PERMITS.

PLEASE CLEAN AND/OR PAINT PARKING STOPS.

PLEASE PLAE MULCH AROUND ALL TREES AND SHRUBS SURROUNDING ENTIRE PROPERTY.

CASE: 26-10102392
CASE ADDRESS: 7409 NW 84 ST
OWNER: BARBAGIOVANNI, CARMELA & RODRIGUEZ, MANUEL

CITED: 08-27-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: D. LUGGER (954) 597-3427

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.

PLEASE MOVE BASKETBALL HOOP 5FT FROM STREET WHEN NOT IN PLAY

PLEASE REMOVE VEHICLE FROM GRASS, MUST BE PARKED ON AN APPROVED SURFACE PER CITY ORDINANCE

PLEASE MOVE ITEMS IN FRONT OF GARAGE FROM PUBLIC VIEW

PLEASE CUT GRASS AND MAINTAIN

CASE: 25-10100578
CASE ADDRESS: NW 65 ST
OWNER: SPYGLASS CONDO INC I

CITED: 02-27-2025
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: E. VILLANUEVA

VIOLATION(S): 10-4.4 LANDSCAPE MAINTENANCE

PLACE MULCH OR DECORATIVE STONES IN AREARS WHERE DIRT OR SOIL IS EXPOSED AROUND ALL TREES, PLANTING BEDS, AND HEDGES. ADD NEW SOD TO AREAS WHERE SOD IS DEAD OR THERE IS NO GRASS.

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.

1. PLEASE CLEAN THE EXTERIOR WALLS ON EACH PROPERTY. REMOVE ALL DIRT, STAINS, AND DISCOLORATION. REPAINT IF NECESSARY. -COMPLIED

2. PLEASE CLEAN THE ROOF AND ROOF FASCIA TO REMOVE ALL THE DIRT AND DISCOLORATION. -COMPLIED

3. PLEASE REPAIR OR REPLACE AND BROKEN OR DOWN SIGNS SUCH AS STOP SIGNS, GOLF CART CROSSING SIGNS, ETC. -COMPLIED

4. PLEASE RECOAT AND RESEAL ALL DRIVEWAYS. FILL IN ALL CRACKS AND REPAIR ANY POTHOLES IF NEEDED.

5. RE-SEAL AND RE-STRIP THE PARKING AREAS. OBTAIN A PERMIT WITH THE BUILDING DEPARTMENT AND PASS ALL REQUIRED INSPECTIONS.

CASE: 26-10101415
CASE ADDRESS: 5720 NW 73 AVE
OWNER: SNYDER, HERBERT R & CAROL

CITED: 08-31-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: E. VILLANUEVA

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.

DRIVEWAY: 9-130 (f)(3): DRIVEWAY NEEDS TO BE WASHED OR PAINTED

☐ Driveway: Wash or paint the driveway to maintain a clean condition.

CASE: 26-10102236
CASE ADDRESS: 6715 NW 59 ST
OWNER: BEDDOW, MEGAN

CITED: 08-10-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: E. VILLANUEVA

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.

DRIVEWAY: 9-130 (f)(3): DRIVEWAY NEEDS TO BE WASHED OR PAINTED

□ Driveway: Wash or paint the driveway to maintain a clean condition.

9-130 OUTDOOR STORAGE REMOVE ALL MISC ITEMS BEING STORED AROUND PROPERTY.

CASE: 26-10102238
CASE ADDRESS: 6009 NW 67 WAY
OWNER: EMOGENE, REMY

CITED: 08-12-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: E. VILLANUEVA

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.

9-130(e)(10): ROOF TARP IN DISREPAIR

□ Roof Tarp: Ensure the roof tarp is professionally secured and free of rips or tears.

DIRTY ROOF & FACIA 9-130: ROOF NEEDS TO BE WASHED

□ Roof/Fascia: Clean the roof and fascia to remove all dirt, grime, and mildew.

CASE: 26-10102271
CASE ADDRESS: 5715 NW 66 AVE
OWNER: LEVENE, ALRICK V

CITED: 08-19-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: E. VILLANUEVA

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.

DIRTY ROOF & FACIA 9-130: ROOF NEEDS TO BE WASHED

Roof/Fascia: Clean the roof and fascia to remove all dirt, grime, and mildew.

LANDSCAPE MAINTENANCE 9-130(g)(1): LANDSCAPE IN NEED OF MAINTENANCE

Landscape Maintenance: Maintain healthy landscaping by weeding, trimming, and watering regularly.

SHUTTERS COVERING WINDOWS: 9-130 (e)(12): REMOVE WINDOW COVERINGS

Shutters: Remove hurricane shutters within 15 days after a storm warning ends.

DIRTY WALLS OR CHIPPING PAINT OR: 9-130 (e)(10): WALLS NEED TO BE WASHED OR PAINTED

Walls/Exterior: Clean or repaint exterior walls, doors, and trim to remove dirt, mold,

or chipped paint.

CASE: 26-10102289
CASE ADDRESS: 5708 NW 65 WAY
OWNER: JEANTY, JACQUELINE

CITED: 08-18-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: E. VILLANUEVA

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.

DIRTY ROOF & FACIA 9-130: ROOF NEEDS TO BE WASHED

□ Roof/Fascia: Clean the roof and fascia to remove all dirt, grime, and mildew.

CASE: 26-10102293
CASE ADDRESS: 6708 NW 57 DR
OWNER: DEMETRIUS, PAULETTE

CITED: 08-13-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: E. VILLANUEVA

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.
DRIVEWAY: 9-130 (f)(3): DRIVEWAY NEEDS TO BE WASHED OR PAINTED
□ Driveway: Wash or paint the driveway to maintain a clean condition.

CASE: 26-10102360
CASE ADDRESS: 6536 NW 98 TER
OWNER: MOROTE, ANDREA

CITED: 08-27-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: E. VILLANUEVA

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.
9-130 CARPORT CAN ONLY BE USED TO STORE A VEHICLE. ALL ITEMS BEING STORED NEED TO BE REMOVED. MISC ITEMS SHOULD NOT BE VISIBLE FROM STREET.

CASE: 26-10102470
CASE ADDRESS: 7401 W COMMERCIAL BLVD
OWNER: 356 WEST 21ST LLC

CITED: 09-16-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: E. VILLANUEVA

VIOLATION(S): 9-131 NON-RESIDENTIAL PROPERTY MAINT
9-131(f)(f) All owners of land shall be responsible for the maintenance of all landscaping. This includes mowing and maintaining abutting rights-of-way, swales, lakes and canal banks.
MAKE SURE ALL SWALE AREAS ARE PART OF REGULAR LANDSCAPE MAINTENANCE. SWALE GRASS IS NOT BEING CUT.

CASE: 26-10102484
CASE ADDRESS: 5600 HIATUS RD
OWNER: THE GENESIS GROUP LLC

CITED: 09-17-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: E. VILLANUEVA

VIOLATION(S): 9-131 NON-RESIDENTIAL PROPERTY MAINT

(f) All owners of land shall be responsible for the maintenance of all landscaping. This includes mowing and maintaining abutting rights-of-way, swales, lakes and canal banks. Landscaping shall be maintained in a good condition so as to present a healthy, neat and orderly appearance at least equal to the original installation and shall be mowed or trimmed in a manner and at a frequency so as not to detract from the appearance of the general area.

CASE: 26-10102500
CASE ADDRESS: 8790 W MCNAB RD
OWNER: MOZES ENTERPRISES LLC %WALGREEN CO – REAL PROPERTY TAX

CITED: 09-21-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: E. VILLANUEVA

VIOLATION(S): 10-4.10 SIGNAGE

PLEASE REMOVE ALL UNAPPROVED BANNER SIGNS THAT HAVE BEEN PLACED AROUND BUILDING.

VIOLATION(S): 9-131 NON-RESIDENTIAL PROPERTY MAINT

BUILDING EXTERIOR NEEDS TO BE WASHED OR PAINTED.
ALL LANDSCAPING ON PROPERTY NEEDS TO BE MAINTAINED REGULARLY
ALL TREES AND HEDGES NEED TO BE TRIMMED.

VIOLATION(S): 9-58-- JUNK, TRSH, DEBRIS (DONATION BOX)

DONATION BOX ON PROPERTY NEEDS TO BE REMOVED FROM PROPERTY.

CASE: 26-10102509
CASE ADDRESS: 8471 W COMMERCIAL BLVD
OWNER: 8471 LLC

CITED: 09-23-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: E. VILLANUEVA

VIOLATION(S): 9-131 NON-RESIDENTIAL PROPERTY MAINT

ALL HEDGES AROUND PROPERTY NEED TO BE TRIMMED AND MAINTIANED REGULARLY. THEY CAN NOT BE GROWING INTO THE SIDEWALK.

CASE: 26-10102526
CASE ADDRESS: 9300 LIME BAY BLVD
OWNER: LIME BAY CONDOMINIUM INC

CITED: 09-23-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: E. VILLANUEVA

VIOLATION(S): 5-206 MH-MINIMUM HOUSING STANDARDS

Sec. 5-206. - Minimum standards
5-206(e)(1) Foundations, floors, walls, ceilings, roofs, windows, doors, and all other building parts shall be structurally sound, weathertight, watertight, and rodent proof and shall be kept in good repair.
Inspection revealed visible signs of water intrusion and moisture damage inside the unit's interior walls and ceilings. The building envelope is currently failing to maintain a weathertight and watertight condition as mandated by city code.
Corrective Action Required:
1. Locate and repair the exterior source causing the water intrusion.
2. Restore all damaged interior walls, ceilings, and building parts back to a condition of good repair.
3. Obtain all required permits and/or approvals from the City of Tamarac Building Department before commencing structural or interior repairs. Pass all inspections.

CASE: 26-10102594
CASE ADDRESS: 8360 SANDS POINT BLVD BD G
OWNER: SANDS POINT CONDOMINIUM III, INC.

CITED: 10-05-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: E. VILLANUEVA

VIOLATION(S): 5-206 MH-MINIMUM HOUSING STANDARDS

Sec. 5-206. - Minimum standards
Upon inspection evidence of active water intrusion, including water staining and deterioration of the ceiling was identified within the residential structure.

REQUIRED CORRECTIVE ACTION:
-Determine the exact source of water intrusion.
-Obtain all necessary City of Tamarac Building Permits for roof or structural repairs.
-Repair the affected interior surfaces to a sanitary and safe condition

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CASE: 26-10101052
CASE ADDRESS: 7801 NW 66 TER
OWNER: BORN, REATHA L & BORN, PAUL EST

CITED: 04-13-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: J. DE VLUGT (954)597-3457

VIOLATION(S): 10-4.4 LANDSCAPE MAINTENANCE

PLEASE TRIM, MOW, EDGE, AND MAINTAIN ALL LANDSCAPING ON THE PROPERTY. INSTALL SOD IN ALL DEAD OR BARE GRASS AREAS. WHEN INSTALLING SOD, PIECES MUST BE PLACED END TO END WITH NO SPACING BETWEEN.

VIOLATION(S): 14-30 RV/TRAILER/COMM VEH 14-30

PLEASE ADHERE TO THE CITY OF TAMARAC'S ORDINANCE FOR RV/BOAT/TRAILER/COMMERCIAL VEHICLES. PLEASE REMOVE TRAILER FROM PROPERTY AWAY FROM PUBLIC VIEW OR PROPERLY STORE IN ACCORDANCE WITH CITY CODE.

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.

1. PLEASE REMOVE WASTE CONTAINERS AWAY FROM PUBLIC VIEW. SCREEN WITH A LATTICE FENCE, POTTED PLANTS, OR LIVE FOLIAGE. ADHERE TO TRASH PLACEMENT HOURS.
2. PLEASE REMOVE ALL STORED MISCELLANEOUS ITEMS OUTSIDE OF THE PROPERTY INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIAL, YARD EQUIPMENT, TOOLS, PALLETS, CINDER BLOCKS, TOYS, BOXES, FURNITURE, APPLIANCES, CONTAINERS, ETC. AWAY FROM PUBLIC VIEW.
3. PLEASE REMOVE THE VEHICLE PARKED ON UNAPPROVED SURFACE. VEHICLE USE AREAS SHALL BE CONSTRUCTED OF ASPHALT PAVEMENT, BRICK PAVERS, CONCRETE, STAMPED CONCRETE, CAST IN PLACE STONE OR OF A SIMILAR MATERIAL WHICH PROVIDES EQUIVALENT DURABILITY, AESTHETIC APPEARANCE AND MAINTAINABILITY. ANY MODIFICATION TO AN EXISTING VEHICULAR USE AREA SHALL RECEIVE ALL REQUIRED PERMITS FROM THE CITY PRIOR TO CONSTRUCTION
4. PLEASE CLEAN THE ROOF MANSARD TO REMOVE ALL THE DIRT AND DISCOLORATION.

CASE: 26-10102191
CASE ADDRESS: 8003 NW 70 AVE
OWNER: BUITRAGO CARRASQUEL, RICARDO & AGUILAR SIERRA, DAYANNA D

CITED: 07-31-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: J. DE VLUGT (954)597-3457

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.
PLEASE REMOVE OR AQUIRE THE PROPER PERMITS FOR TENT STRUCTURES IN THE REAR OF THE PROPERTY.

CASE: 26-10102193
CASE ADDRESS: 7803 NW 70 TER
OWNER: HOLMAN, STEVEN M & DENISE A

CITED: 07-31-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: J. DE VLUGT (954)597-3457

VIOLATION(S): 10-4.4 LANDSCAPE MAINTENANCE
REMOVE DAMAGED OR FALLEN TREE IN THE REAR OF THE PROPERTY. PLEASE CONTACT ZONING AT 954-597-3532 TO ARRANGE FOR A TREE REMOVAL PERMIT. A REPLACEMENT MAY BE REQUIRED AS A STIPULATION FOR THE PERMIT. IF THE TREE IS NOT REQUIRED TO BE REPLACED, YOU MUST RE SOD THE BARE AREA AFTER THE STUMP IS GROUND DOWN.

CASE: 26-10102325
CASE ADDRESS: 8299 NW 70 ST
OWNER: WALDEN POND AT WOODMONT HOA INC % CCM INC

CITED: 08-18-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: J. DE VLUGT (954)597-3457

VIOLATION(S): 10-4.4 LANDSCAPE MAINTENANCE
PLEASE REMOVE TREE IN FRONT OF 8233 NW 70 ST THAT IS CAUSING ROOT DAMAGE TO UNDERGROUND PIPES. PLEASE CONTACT ZONING AT 954-597-3532 TO ARRANGE FOR A TREE REMOVAL PERMIT. A REPLACEMENT MAY BE REQUIRED AS A STIPULATION FOR THE PERMIT. IF THE TREE IS NOT REQUIRED TO BE REPLACED, YOU MUST RE SOD THE BARE AREA AFTER THE STUMP IS GROUND DOWN.

CASE: 26-10102329
CASE ADDRESS: 7800 NW 70 AVE
OWNER: SFR 2012-1 FLORIDA LLC

CITED: 08-18-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: J. DE VLUGT (954)597-3457

VIOLATION(S): 10-4.4 LANDSCAPE MAINTENANCE

1. PLEASE CUT LOW HANGING TREE BRANCH(ES) AND LANDSCAPING BACK AWAY FROM SIDEWALK OVER NW 70 AVE AND NW 69 TER. TREE(S) MUST HAVE A MINIMUM CLEARANCE OF 8 1/2 FT ABOVE SIDEWALK. MAINTAIN REGULARLY.
2. TRIM, MOW, EDGE, AND MAINTAIN ALL LANDSCAPING ON THE PROPERTY TO PRESENT A NEAT, HEALTHY, AND ORDERLY APPEARANCE FREE OF OVERGROWTH AND DEAD/DECAYING VEGETATION.

CASE: 26-10102384
CASE ADDRESS: 7802 NW 69 TER
OWNER: DEUTSCHE BANK NATIONAL TR CO

CITED: 08-26-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: J. DE VLUGT (954)597-3457

VIOLATION(S): 10-4.4 LANDSCAPE MAINTENANCE

1. PLEASE TRIM, MOW, EDGE, AND MAINTAIN ALL LANDSCAPING ON THE PROPERTY TO PRESENT A NEAT, HEALTHY, AND ORDERLY APPEARANCE FREE OF WEEDS, OVERGROWTH, AND DEAD/DECAYING VEGETATION.
2. PLACE SOD OR MULCH IN AREARS OF THE LAWN AROUND ALL TREES, SHRUBS, AND HEDGES WHERE THERE IS NO GRASS OR IN AREAS WHERE DIRT IS EXPOSED.
3. PLEASE CUT/MOW OVERGROWN GRASS AND WEEDS AND MAINTAIN REGULARLY. PLEASE CUT/TRIM HEDGES, AND BUSHES DOWN TO BELOW THE WINDOWS LEDGE TO MAKE THE WINDOWS AND DOORS VISIBLE. MAINTAIN REGULARLY.

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.

1. PLEASE RESEAL AND RECOAT THE ENTIRE DRIVEWAY INCLUDING THE DRIVEWAY APRON. PLEASE CLEAN THE DRIVEWAY TO REMOVE ALL DIRT, WEEDS, STAINS, AND DISCOLORATION.
2. PLEASE CLEAN THE ROOF MANSARD TO REMOVE ALL THE DIRT AND DISCOLORATION.

CASE: 26-10102513 **COMPLIED**
CASE ADDRESS: 7740 N UNIVERSITY DR BD 4
OWNER: NORTH BROWARD HOSPITAL DISTRICT

CITED: 09-22-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: J. DE VLUGT (954)597-3457

VIOLATION(S): 10-4.4 LANDSCAPE MAINTENANCE

PLEASE TRIM, MOW, EDGE, AND MAINTAIN ALL LANDSCAPING ON THE PROPERTY TO PRESENT A NEAT, HEALTHY, AND ORDERLY APPEARANCE FREE OF WEEDS, OVERGROWTH, AND DEAD/DECAYING VEGETATION.

CASE: 26-10101710
CASE ADDRESS: 6460 NW 90 AVE
OWNER: PURVIS, CHEYENNE ELAINE & BERMUDEZ, ALEXANDER

CITED: 06-05-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: M. DOUCET (954) 597-3477

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.

1. PLEASE PAINT OR ADJUST HOUSE NUMBER. THE HOUSE NUMBER MUST BE IN CONTRASTING COLOR TO THE PROPERTY EXTERIOR.
2. PLEASE SCREEN A/C UNIT FROM PUBLIC VIEW.
3. PLEASE RECOAT AND RESEAL DRIVEWAY TO A CONSISTENT ASPHALT BLACKTOP

CASE: 26-10101720
CASE ADDRESS: 6350 NW 90 AVE
OWNER: ADGAR, CHRISTOPHER A

CITED: 06-05-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: M. DOUCET (954) 597-3477

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.

1. PLEASE CLEAN FASCIA BOARD/GUTTER TO REMOVE DIRT STAINS AND DISCOLORATION.
2. PLEASE SCREEN GARBAGE CANS AWAY FROM PUBLIC VIEW.
3. PLEASE TRIM TREE BLOCKING FRONT WINDOW.
4. PLEASE CLEAN WALKWAY TO REMOVE DIRT, STAIN AND DISCOLORATION.

CASE: 26-10101799
CASE ADDRESS: 6391 NW 90 AVE
OWNER: SMITH, NICKI

CITED: 06-13-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: M. DOUCET (954) 597-3477

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.

1. PLEASE STORE GARBAGE CANS AWAY FROM PUBLIC VIEW.
2. PLEASE TRIM HEDGES BACK TO PREVENT THE BLOCKING OF WINDOW.

CASE: 26-10101884
CASE ADDRESS: 4708 NW 50 ST
OWNER: ZUMBADO, OTTO

CITED: 06-26-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: M. DOUCET (954) 597-3477

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.

1. PLEASE CLEAN ROOF TO REMOVE ALL DIRT, ALGAE, AND DISCOLORATION.

CASE: 26-10101931
CASE ADDRESS: 4512 MONTEREY DR
OWNER: CUADROS, OSCAR H & PARAMO, ALICIA

CITED: 07-02-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: M. DOUCET (954) 597-3477

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.

1. PLEASE REMOVE ALL TORN TARPS. ALL TARP COVERING ROOF MUST BE PROFESSIONALLY INSTALLED.

CASE: 26-10102182
CASE ADDRESS: 4410 NW 47 ST
OWNER: GEFFRARD, JOSEPH & MYMOSE D

CITED: 07-30-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: M. DOUCET (954) 597-3477

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.

1. PLEASE CLEAN ROOF TO REMOVE ALL DIRT, ALGAE, STAINS AND DISCOLORATION.
2. PLEASE CLEAN KNEEWALL TO REMOVE DIRT STAINS AND DISCOLORATION.

CASE: 26-10102183
CASE ADDRESS: 4747 NW 59 ST
OWNER: NAVARRA, ALBERT M & RUTHMILA D

CITED: 07-30-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: M. DOUCET (954) 597-3477

VIOLATION(S): 10-4.4 TRP LANDSCAPE/TREE PRESERVATION
PLEASE ADDRESS HATRACKED TREE. PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING & ZONING DIVISION AT PLANNINGZONING@TAMARAC.ORG OR 954-597-3532 FOR FURTHER ACTION AND NEXT STEPS REGARDING THIS NOTICE OF VIOLATION.
VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.
2.PLEASE CLEAN ROOF TO REMOVE ALL DIRT ALGAE AND DSICOLORATION.

CASE: 26-10102353
CASE ADDRESS: 4705 NW 30 TER
OWNER: STERLING, TIANNA

CITED: 08-22-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: M. DOUCET (954) 597-3477

VIOLATION(S): 10-4.4 LANDSCAPE MAINTENANCE
1. PLEASE REMOVE OVERGROWN TREE/FOLIAGE AT THE REAR OF PROPERTY TO PREVENT THE BLOCKING OF RIGHT-OF-WAY.

CASE: 26-10102354
CASE ADDRESS: 4609 NW 30 TER
OWNER: CLAYTON, MONIQUE & TERRANCE

CITED: 08-22-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: M. DOUCET (954) 597-3477

VIOLATION(S): 10-4.4 LANDSCAPE MAINTENANCE
1. PLEASE REMOVE OVERGROWN TREE/FOLIAGE AT THE REAR OF PROPERTY TO PREVENT THE BLOCKING OF RIGHT-OF-WAY.

CASE: 26-10102406
CASE ADDRESS: 4905 NW 55 CT
OWNER: BENJAMIN, SYBIL EST

CITED: 08-27-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: M. DOUCET (954) 597-3477

VIOLATION(S): 13-8 i (1) PROPERTY REG FAILURE 13-8 i(1)

4. PLEASE REGISTER VACANT PROPERTY.

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.

1. PLEASE CUT GROWN GRASS AND TRIMM OVERGROWN HEDGE IN FLOWERBED.

2. PLEASE CLEAN DRIVEWAY AND WALKWAY TO REMOVE ALL DIRT STAINS AND DISCOLORATION. RECOAT IF NEEDED TO ACHIEVE CONSISTANT COLOR.

3. PLEASE CLEAN DRIP EDGE/ FASCIA BOARD TO REMOVE DIRT STAINS AND DISCOLORATION.

CASE: 26-10102407
CASE ADDRESS: 4919 NW 49 RD
OWNER: PIZZILLO, STEPHEN J

CITED: 08-27-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: M. DOUCET (954) 597-3477

VIOLATION(S): 13-8 i (1) PROPERTY REG FAILURE 13-8 i(1)

3. PLEASE REGISTER VACANT PROPERTY PER CITY CODE 13-8(I)

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.

1. PLEASE CLEAN DRIVEWAY TO REMOVE DIRT, DEAD FOLIAGE AND DISCOLORATION.

RECOAT DRIVEWAY TO A CONSISTENT COLOR.

2. PLEASE PAINT FASCIA BOARD TO A CONSISTENT COLOR.

CASE: 26-10102441
CASE ADDRESS: 5001 NW 51 AVE
OWNER: FALCONER, PHYLLISETA H/E & FALCONER, AMOS

CITED: 09-04-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: M. DOUCET (954) 597-3477

VIOLATION(S): 10-4.4 LANDSCAPE MAINTENANCE

1. PLEASE TRIM BELOW 30 INCHES OR REMOVE HEDGE TO PREVENT THE OBSTRUCTION OF THE SIGHT TRIANGLE. PLEASE USE SIGHT TRIANGLE SHEET ATTACHED AS A REFERRENCE FOR HEDGE CLEARANCE

CASE: 26-10102448
CASE ADDRESS: 4921 NW 51 AVE
OWNER: KIMBLE, JOSEPH & RACHEL

CITED: 09-04-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: M. DOUCET (954) 597-3477

VIOLATION(S): 10-4.4 LANDSCAPE MAINTENANCE

1. PLEASE TRIM BELOW 30 INCHES OR REMOVE HEDGE TO PREVENT THE OBSTRUCTION OF THE SIGHT TRIANGLE. PLEASE USE SIGHT TRIANGLE SHEET ATTACHED AS A REFERRENCE FOR HEDGE CLEARANCE

CASE: 26-10102488
CASE ADDRESS: 4607 NW 30 TER
OWNER: BESSARD, EDLINE H/E & BESSARD, JACNOR

CITED: 09-17-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: M. DOUCET (954) 597-3477

VIOLATION(S): 10-4.4 LANDSCAPE MAINTENANCE

1. PLEASE REMOVE OVERGROWN FOLIAGE AT THE REAR OF PROPERTY TO PREVENT THE BLOCKING OF RIGHT-OF-WAY.

CASE: 26-10102489
CASE ADDRESS: 5612 ROCK ISLAND RD
OWNER: MAJ INVESTORS LLC %ARNSTEIN & LEHR LLP

CITED: 09-18-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: M. DOUCET (954) 597-3477

VIOLATION(S): 5-206 MH-MINIMUM HOUSING STANDARDS

1. PLEASE REPAIR CLOGGED TOILET AND BATHTUB TO ENSURE PROPER DRAINAGE. DRAINAGE SYSTEMS MUST BE ABLE TO OPERATE AS INTENDED.
2. PLEASE REPAIR LIGHT FIXTURES TO ENSURE THE LIGHTS ARE FUNCTIONING
3. PLEASE SECURE LOOSE ELECTRICAL PANEL. REPLACE MISSING SCREWS.
4. PLEASE REPAIR DAMAGED DOORFRAME, PATCH ALL HOLES AND GAPS. IF REPLACING DOOR FRAME, PLEASE OBTAIN REQUIRED PERMITS AND COMPLETED ANY REQUIRED INSPECTIONS.

CASE: 26-10102494
CASE ADDRESS: 8020 COLONY CIR
OWNER: ENTRECOLUMNAS CORP

CITED: 09-18-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: M. DOUCET (954) 597-3477

VIOLATION(S): 5-206 MH-MINIMUM HOUSING STANDARDS

1. PLEASE REPAIR DAMAGED CEILING CASUED BY WATER LEAK. PLEASE TAKE PREVENTATIVE STEPS TO PREVENT FURTHER WATER DAMAGED. OBTAIN PERMITS IF NEEDED.

CASE: 26-10102592
CASE ADDRESS: 4445 TREEHOUSE LN E
OWNER: CYPRESS GARDENS GROUP LLC

CITED: 10-07-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: M. DOUCET (954) 597-3477

VIOLATION(S): 5-206 MH-MINIMUM HOUSING STANDARDS

1. PLEASE REPAIR LEAKING KITCHEN FAUCET.
2. PLEASE REPLACE/REPAIR DAMAGED CEILING AND WALLS.
3. PLEASE ENSURE BOTH ARE STRUCTURALLY SOUND, WEATHERTIGHT, WATERTIGHT AND SHALL BE KEPT IN GOOD REPAIR.
4. PLEASE REMOVE ALL STAINS DISCOLORATIONS AND UNSIGHTLY RESIDUE FROM UNIT INTERIORS. ASCERTAIN SOURCE OF EXCESS MOISTURE PROMOTING MOLD GROWTH AND NEGATIVELY IMPACTING AIR QUALITY. TAKE CORRECTIVE ACTIONS.

CASE: 26-10101771 **COMPLIED**
CASE ADDRESS: 8206 NW 91 AVE
OWNER: RUFFIN, JACQUELYN MARGARITA H/E & RUFFIN, JESSINA JO LEE

CITED: 06-10-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: N. CLOWERS (954) 597-3429

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.

1. THE AC UNIT SHOULD BE PROPERLY CONCEALED FROM THE VIEW OF THE RIGHT-OF-WAY. 2. REMOVE ALL DEAD/DETERIORATED TREE DEBRIS AND VEGETATION (PALM FRONDS) SCATTERED AROUND THE ENTIRE PROPERTY.

CASE: 26-10102412 **COMPLIED**
CASE ADDRESS: 7951 NW 89 LN
OWNER: MOSES, LULA E EST

CITED: 08-28-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: N. CLOWERS (954) 597-3429

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.

1. MOW, TRIM, EDGE THE ENTIRE LANDSCAPE, INCLUDING THE SWALE AREA AND THE REAR OF THE PROPERTY, TO PREVENT FURTHER GROWTH OF GRASSED AREAS AND ELIMINATE THE WEEDS. ANY WEEDS, GRASS, PALMETTOS, THICKETS, BRIAR, CACTI, AND UNDERBRUSH SHOULD NOT GROW TO EXCEED A HEIGHT OF SIX INCHES FROM THE GROUND. 2. REMOVE THE VEGETATION GROWING ON THE PROPERTY ESPECIALL FROM THE GUTTERS AND FASCIA BOARD. 3. CLEAN THE ROOF TO REMOVE ALL DISCOLORATION. 4. PRESSURE CLEAN THE DRIVEWAY TO REMOVE DISCOLORATION. 4. REPAINT THE GREEN COLORED SLAB OF CONCRETE ONE COHESIVE COLOR. 5. TRIM ALL HEDGES, TREES AND BUSHES TO A NEAT APPERANCE.

CASE: 26-10102511
CASE ADDRESS: 10000 - 10163 N NOB HILL RD
OWNER: NOB HILL CIRCLE LLC

CITED: 09-22-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: N. CLOWERS (954) 597-3429

VIOLATION(S): 9-77 PUBLIC NUISANCE & MENACE

THIS IS A REPEAT VIOLATION THAT WILL ACCRUE $500.00 PER DAY THAT THE VIOLATION IS NOT COMPLIED STARTING ON 09-21-2026 PURSUANT TO FLORIDA STATUE CHAPTER 162.04 (5) BASED ON CODE ENFORCEMENT CASE # 26-10100619.

CASE: 26-10102499 **COMPLIED**
CASE ADDRESS: 9508 NW 81 CT
OWNER: CASTILLO, DARIO J

CITED: 09-23-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: N. CLOWERS (954) 597-3429

VIOLATION(S): 10-4.4 LANDSCAPE MAINTENACE

Trim, cut, and/or prune all trees, ficus hedges, shrubs, and other vegetation surrounding the property, including the rear yard adjacent to NW 81 Street, to maintain the landscape in a neat and orderly condition and prevent further overgrowth. Trim all branches, hedges, and other vegetation encroaching onto or obstructing the public sidewalk to provide safe and unobstructed pedestrian access. Mow, trim, and maintain the entire landscaped area of the property to a neat, clean, and well-maintained appearance. Remove all weeds, overgrowth, and accumulated landscape debris

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CASE: 26-10101564
CASE ADDRESS: 4701 HOLLY DR
OWNER: TAMARA ELLIOTT, PETA-GAYE ANDRE

CITED: 05-21-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: WOODLANDS - T. COOPER

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.

PLEASE RECOAT AND REPAIR DRIVEWAY OF ALL CRACKS, CHIPS, RUTS AND/OR POTHOLES.

CASE: 26-10101665 **COMPLIED**
CASE ADDRESS: 4701 BAYBERRY LN
OWNER: GOLDBERG, JACOB & RYANN

CITED: 06-01-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: WOODLANDS - T. COOPER

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.

PLEASE CLEAN ROOF AND FASCIA. REMOVE ALL DIRT STAINS AND DISCOLORATIONS.

CASE: 26-10101670
CASE ADDRESS: 4803 BAYBERRY LN
OWNER: 2015-3 IH2 BORROWER LP % INVITATION HOMES – TAX DEPT

CITED: 06-02-2026
FIRST TIME VIOLATION: 09-16-2026

INSPECTOR: WOODLANDS - T. COOPER

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.

1. PLEASE REPAIR AND RECOAT DRIVEWAY. FILL ALL CRACKS, RUTS, AND POTHOLES
2. PLEAE REMOVE OVERGROWTH OF WEEDS FROM PROPERTY

CASE: 26-10101862
CASE ADDRESS: 5209 BAYBERRY LN
OWNER: MERCEDES, YAMILLE

CITED: 06-24-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: WOODLANDS - T. COOPER

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.

1. PLEASE CEASE ALL PARKING ON UNAPPROVED SURFACES
2. PLEASE COVER AREAS OF EXPOSED DIRT AND SAND WITH APPROVED LANDSCAPING MATTERIALS
3. PLEASE REPAIR AND RECOAT DRIVEWAY. FILL AND CRACKS, RUTS, AND POTHOLES
4. PLEASE CLEAN WALKWAY. REMOVE ALL DIRT, STAINS, AND DISCOLORATIONS

CASE: 26-10101885
CASE ADDRESS: 5301 BAYBERRY LN
OWNER: HANUS-BEARD, CYNTHIA

CITED: 06-26-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: WOODLANDS - T. COOPER

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.

PLEASE CLEAN ROOF. REMOVE ALL DIRT, STAINS, AND DISCOLORATIONS

CASE: 26-10101888 **WITHDRAWN**
CASE ADDRESS: 5303 BAYBERRY LN
OWNER: DONZELLI, JOSEPH F II

CITED: 06-26-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: WOODLANDS - T. COOPER

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.

1. PLEASE RECOAT AND RESEAL DRIVEWAY.
2. PLEASE OPEN SHUTTERS AND/OR PROTECTIVE COVERING FROM WINDOWS AND DOORS.

CASE: 26-10101890
CASE ADDRESS: 5307 BAYBERRY LN
OWNER: LANOUETTE, JOSEPH H/E & ROBBINS, SARAH ELIZABETH

CITED: 06-26-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: WOODLANDS - T. COOPER

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.
PLEASE CLEAN DIRVEWAY. REMOVE ALL DIRT STAINS AND DISCOLORATIONS.

CASE: 26-10101891
CASE ADDRESS: 5311 BAYBERRY LN
OWNER: YOUNG, JOYCE O & JOYCE YOUNG REV TR

CITED: 07-27-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: WOODLANDS - T. COOPER

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.
PLEASE REPAIR AND RECOAT DRIVEWAY. FILL ALL CRACKS, RUTS, AND POTHOLES.

CASE: 26-10102103
CASE ADDRESS: 4908 BAYBERRY LN
OWNER: IMPELLIZZERI, FRANCES

CITED: 07-23-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: WOODLANDS - T. COOPER

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.
PLEASE CLEAN ROOF. REMOVE ALL DIRT STAINS AND DISCOLORATIONS

CASE: 26-10102440 **MOVED TO NOVEMBER HEARING**
CASE ADDRESS: 5800 AUSTRALIAN PINE DR
OWNER: CASTILLO, JULIO M & DENISE A

CITED: 09-04-2026
FIRST TIME VIOLATION: 10-21-2026

INSPECTOR: WOODLANDS - T. COOPER

VIOLATION(S): 10-4.4 LANDSCAPE MAINTENANCE
PLEASE REMOVE LANDSCAPE SUCH AS HEDGES, BUSHES, AND TREES ALONG BANYAN LN TO RESTORE SIGHT TRIANGLE VISIBILITY.

FORECLOSURE ACTION

CASE: 18-10100015, 18-10101102, 22-10101398, 25-10101793
CASE ADDRESS: 8280 NW 94 AVENUE
OWNER: SPRING LAKE NORTHWOOD ASSOCIATION

CITED: 01-03-2018
FIRST TIME VIOLATION: 03-21-2018
COMPLY BY DATE: 02-18-2020

PRESENTED BY: CODE MANAGER STEPHANIE BASS

VIOLATION(S) 24-634 FENCE, WALL, HEDGE MAINTENANCE – TOTAL LIEN AMOUNT ***INCLUDING ADMINISTRATIVE FEE*** **$243,675.00**
PLEASE REPAIR DAMAGED WALL TO ORIGINAL CONDITION. ***NOT COMPLIED*** ***CONTINUING TO ACCRUE DAILY @ $100.00 PER DAY***

VIOLATION(S): 11-6(b) LANDSCAPE PLAN – TOTAL ADMINISTRATIVE LIEN AMOUNT $75.00
LANDSCAPING SHALL BE MAINTAINED IN A GOOD CONDITION SO AS TO PRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE AT LEAST EQUAL TO THE ORIGINAL INSTALLATION AND SHALL BE MOWED OR TRIMMED IN A MANNER AND FREQUENCY SO AS NOT TO DETRACT FROM THE APPEARANCE OF THE GENERAL AREA. PLEASE CUT/MOW OVERGROWN GRASS AND WEEDS. REMOVE AND PROPERLY DISPOSE OF ALL DEAD PLANT MATERIAL THROUGHOUT PROPERTY. ***COMPLIED***

VIOLATION(S): 10-4.8 FENCE, WALL, HEDGE – TOTAL LIEN AMOUNT $132,475.00
PLEASE CLEAN EXTERIOR WALLS. *COMPLIED*
REMOVE ALL DIRT, STAINS, AND DISCOLORATION. REPAINT IF NECESSARY.
FIX/REPAIR ENTRANCE SIGN. ***COMPLIED***

VIOLATION(S): 9-77 PUBLIC MAINTENANCE – TOTAL LIEN AMOUNT $52,875.00
PLEASE REMOVE LANDSCAPE SUCH AS HEDGES, BUSHES, AND TREES ALONG BANYAN LN TO RESTORE SIGHT TRIANGLE VISIBILITY. ***COMPLIED***

HEARING TO IMPOSE FINES

CASE: 26-10101677
CASE ADDRESS: 5098 NW 37 AVE
OWNER: RG REAL ESTATE HOLDINGS LLC

INSPECTOR: D. HINKLE (954) 597-3426

VIOLATION(S): 12-26 OCCUPATIONAL LICENSE REQUIRED

CITED: 06-08-2026
FIRST HEARD: 07-15-2026
COMPLY BY DATE: 09-18-2026
PENALTY/NON-COMPLIANCE-SM

1 SECTION COMPLIED @ $200.00 PER DAY = $3,600.00 + $800.00 LIEN ACCRUAL AMOUNT + $75.00 = **$4,475.00**
CITY REQUIRES FULL AMOUNT

CASE: 26-10101770
CASE ADDRESS: 8005 W MCNAB RD
OWNER: MILLENNIUM ESTATES LLC

INSPECTOR: D. HINKLE (954) 597-3426

VIOLATION(S): 9-131 NON-RESIDENTIAL PROPERTY MAINT.

CITED: 06-30-2026
FIRST HEARD: 08-19-2026
COMPLY BY DATE: 09-18-2026
PENALTY/NON-COMPLIANCE-SM

1 SECTION NOT COMPLIED @ $200.00 PER DAY – $6,400.00 + $75.00 = $6,475.00
CITY REQUIRES FULL AMOUNT * CONTINUES TO ACCRUE

CASE: 26-10101986
CASE ADDRESS: 7299 W COMMERCIAL BLVD
OWNER: BURGER KING COMPANY LLC

INSPECTOR: D. HINKLE (954) 597-3426

VIOLATION(S): 20-115 PAVED AREA MAINTENANCE

CITED: 07-14-2026
FIRST HEARD: 08-19-2026
COMPLY BY DATE: 09-18-2026
PENALTY/NON-COMPLIANCE-SM

1 SECTION NOT COMPLIED @ $200.00 PER DAY = $6,400.00 + $75.00 = $6,475.00
CITY REQUIRES FULL AMOUNT * CONTINUES TO ACCRUE

CASE: 26-10102102
CASE ADDRESS: 5702 SWORDFISH CIR
OWNER: SIDDON ASSOCIATION INC % ROSENTHAL

INSPECTOR: D. HINKLE (954) 597-3426

VIOLATION(S): TRP 10-4.4 TREE/LANDSCAPE PRESERV

CITED: 07-28-2026
FIRST HEARD: 09-16-2026
COMPLY BY DATE: 10-16-2026
PENALTY/NON-COMPLIANCE-SM

IF NOT COMPLIED ON 10-16-2026, A LIEN WILL BE CERTIFIED @ $200.00 PER DAY UNTIL COMPLIANCE IS MET.

CASE: 26-10102133
CASE ADDRESS: 40 MEACHAM LN
OWNER: SHAKER VILLAGE CONDO ASSN INC

INSPECTOR: D. HINKLE (954) 597-3426

VIOLATION(S): TRP 10-4.4 TREE/LANDSCAPE PRESERV

CITED: 07-29-2026
FIRST HEARD: 09-16-2026
COMPLY BY DATE: 10-16-2026
PENALTY/NON-COMPLIANCE-SM

IF NOT COMPLIED ON 10-16-2026, A LIEN WILL BE CERTIFIED @ $200.00 PER DAY UNTIL COMPLIANCE IS MET.

CASE: 26-10102365
CASE ADDRESS: 7809 NUTMEG CT
OWNER: FREDERIC & SHAIRA R POLYNICE

INSPECTOR: D. HINKLE (954) 597-3426

VIOLATION(S): 10-4.4 LANDSCAPE MAINTENANCE

CITED: 08-24-2026
FIRST HEARD: 09-16-2026
COMPLY BY DATE: 10-16-2026
PENALTY/NON-COMPLIANCE-SM

IF NOT COMPLIED ON 10-16-2026, A LIEN WILL BE CERTIFIED @ $100.00 PER DAY UNTIL COMPLIANCE IS MET.

CASE: 26-10102431
CASE ADDRESS: 9514 NW 81 CT
OWNER: SHANNON SMITH H/E

INSPECTOR: D. HINKLE (954) 597-3426

CITED: 09-03-2026
FIRST HEARD: 09-16-2026
COMPLY BY DATE: 09-26-2026

PENALTY/NON-COMPLIANCE-SM

1 SECTION NOT COMPLIED @ $100.00 PER DAY = $2,400.00 + $75.00 = $2,475.00
CITY REQUIRES FULL AMOUNT * CONTINUES TO ACCRUE

VIOLATION(S): 19-26 - 19-30 SOLID RECOVERY BULK WASTE

CASE: 26-10101509
CASE ADDRESS: 8200 NW 66 TER
OWNER: SUNDAL, TALAL A

INSPECTOR: D. LUGGER (954) 597-3427

CITED: 05-14-2026
FIRST HEARD: 08-19-2026
COMPLY BY DATE: 09-18-2026

PENALTY/NON-COMPLIANCE-SM

1 SECTION NOT COMPLIED @ $100.00 PER DAY = $3,200.00 + $75.00 = $3,275.00
CITY REQUIRES FULL AMOUNT * CONTINUES TO ACCRUE

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.

CASE: 26-10101560
CASE ADDRESS: 8280 NW 67 AVE
OWNER: SHEDO, SHLOMO & VARDA

INSPECTOR: D. LUGGER (954) 597-3427

CITED: 05-21-2026
FIRST HEARD: 08-19-2026
COMPLY BY DATE: 09-18-2026

PENALTY/NON-COMPLIANCE-SM

1 SECTION NOT COMPLIED @ $100.00 PER DAY = $3,200.00 + $75.00 = $3,275.00
CITY REQUIRES FULL AMOUNT * CONTINUES TO ACCRUE

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.

CASE: 26-10101790
CASE ADDRESS: 6930 NW 83 ST
OWNER: HEATHER E CUNNINGHAM

INSPECTOR: D. LUGGER (954) 597-3427

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.

CITED: 06-11-2026
FIRST HEARD: 09-16-2026
COMPLY BY DATE: 10-16-2026
PENALTY/NON-COMPLIANCE-SM

IF NOT COMPLIED ON 10-16-2026, A LIEN WILL BE CERTIFIED @ $100.00 PER DAY UNTIL COMPLIANCE IS MET.

CASE: 26-10101918
CASE ADDRESS: 7103 NW 84 ST
OWNER: ROSALIE E JOHNSON

INSPECTOR: D. LUGGER (954) 597-3427

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.

CITED: 06-30-2026
FIRST HEARD: 09-16-2026
COMPLY BY DATE: 10-16-2026
PENALTY/NON-COMPLIANCE-SM

IF NOT COMPLIED ON 10-16-2026, A LIEN WILL BE CERTIFIED @ $100.00 PER DAY UNTIL COMPLIANCE IS MET.

CASE: 26-10102094
CASE ADDRESS: 8650 NW 61 ST
OWNER: PRISM TAMARAC LP % RYAN

INSPECTOR: E. VILLANUEVA

VIOLATION(S): 20-81 SIDEWALK MAINTENANCE

CITED: 07-23-2026
FIRST HEARD: 09-16-2026
COMPLY BY DATE: 10-16-2026
PENALTY/NON-COMPLIANCE-SM

IF NOT COMPLIED ON 10-16-2026, A LIEN WILL BE CERTIFIED @ $200.00 PER DAY UNTIL COMPLIANCE IS MET.

CASE: 26-10101833
CASE ADDRESS: 7802 NW 68 AVE
OWNER: FRANCISCO CONTRERAS

INSPECTOR: J. DE VLUGT (954)597-3457

CITED: 06-18-2026
FIRST HEARD: 09-16-2026
COMPLY BY DATE: 10-16-2026

PENALTY/NON-COMPLIANCE-SM

IF NOT COMPLIED ON 10-16-2026, A LIEN WILL BE CERTIFIED @ $100.00 PER DAY UNTIL COMPLIANCE IS MET.

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.

CASE: 26-10101871
CASE ADDRESS: 7801 NW 68 AVE
OWNER: ORALEE T POWELL

INSPECTOR: J. DE VLUGT (954)597-3457

CITED: 06-25-2026
FIRST HEARD: 09-16-2026
COMPLY BY DATE: 10-16-2026

PENALTY/NON-COMPLIANCE-SM

IF NOT COMPLIED ON 10-16-2026, A LIEN WILL BE CERTIFIED @ $100.00 PER DAY UNTIL COMPLIANCE IS MET.

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.

CASE: 26-10102091
CASE ADDRESS: 7421 NW 75 ST
OWNER: LEROY-VIALVA, NATALIE &

INSPECTOR: J. DE VLUGT (954)597-3457

CITED: 07-22-2026
FIRST HEARD: 09-16-2026
COMPLY BY DATE: 09-26-2026
PENALTY/NON-COMPLIANCE-SM

1 SECTION COMPLIED @ $100.00 PER DAY = $1,500.00 + $75.00 = $1,575.00
CITY REQUIRES FULL AMOUNT

VIOLATION(S): 14-30 RV/TRAILER/COMM VEH 14-30

CASE: 26-10100543
CASE ADDRESS: 4402 NW 45 CT
OWNER: FRANCES DE MARSICO TR

INSPECTOR: M. DOUCET (954) 597-3477

CITED: 03-05-2026
FIRST HEARD: 09-16-2026
COMPLY BY DATE: 10-16-2026
PENALTY/NON-COMPLIANCE-SM

IF NOT COMPLIED ON 10-16-2026, A LIEN WILL BE CERTIFIED @ $100.00 PER DAY UNTIL COMPLIANCE IS MET.

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.

CASE: 26-10101798
CASE ADDRESS: 6461 NW 90 AVE
OWNER: ROSE CLERVIUS

INSPECTOR: M. DOUCET (954) 597-3477

CITED: 06-13-2026
FIRST HEARD: 09-16-2026
COMPLY BY DATE: 10-16-2026
PENALTY/NON-COMPLIANCE-SM

IF NOT COMPLIED ON 10-16-2026, A LIEN WILL BE CERTIFIED @ $100.00 PER DAY PER VIOLATION UNTIL COMPLIANCE IS MET.

VIOLATION(S): 13-9 Landlord Registration

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.

CASE: 26-10101850
CASE ADDRESS: 7050 N UNIVERSITY DR
OWNER: BILNIA INC

INSPECTOR: M. DOUCET (954) 597-3477

VIOLATION(S): 9-131 NON-RESIDENTIAL PROPERTY MAINT.

CITED: 06-24-2026
FIRST HEARD: 09-16-2026
COMPLY BY DATE: 10-16-2026

PENALTY/NON-COMPLIANCE-SM

IF NOT COMPLIED ON 10-16-2026, A LIEN WILL BE CERTIFIED @ $200.00 PER DAY UNTIL COMPLIANCE IS MET.

CASE: 26-10101962
CASE ADDRESS: 4907 NW 47 AVE
OWNER: JOVELINO R VIANA

INSPECTOR: M. DOUCET (954) 597-3477

VIOLATION(S): 13-9 Landlord Registration

CITED: 08-13-2026
FIRST HEARD: 09-16-2026
COMPLY BY DATE: 10-01-2026

PENALTY/NON-COMPLIANCE-SM

1 SECTION NOT COMPLIED @ $100.00 PER DAY = $1,900.00 + $75.00 = $1,975.00
CITY REQUIRES FULL AMOUNT * CONTINUES TO ACCRUE

CASE: 26-10101602
CASE ADDRESS: 8019 NW 101 AVE
OWNER: DARIO O CUNA H/E, DE LA HOZ, ERICA ZAYIT FABREGAS

INSPECTOR: N. CLOWERS

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.

CITED: 05-27-2026
FIRST HEARD: 08-19-2026
COMPLY BY DATE: 09-18-2026

PENALTY/NON-COMPLIANCE-SM

1 SECTION NOT COMPLIED @ $100.00 PER DAY = $3,200.00 + $75.00 = $3,275.00
CITY REQUIRES FULL AMOUNT * CONTINUES TO ACCRUE

CASE: 26-10102185
CASE ADDRESS: 4935 NW 59 ST
OWNER: JASON F FLETCHER H/E

INSPECTOR: M. DOUCET (954) 597-3477

VIOLATION(S): 10-4.4 TRP LANDSCAPE/TREE PRESERVATION

CITED: 08-05-2026
FIRST HEARD: 09-16-2026
COMPLY BY DATE: 10-16-2026

PENALTY/NON-COMPLIANCE-SM

IF NOT COMPLIED ON 10-16-2026, A LIEN WILL BE CERTIFIED @ $200.00 PER DAY UNTIL COMPLIANCE IS MET.

CASE: 26-10102395
CASE ADDRESS: 4907 NW 47 AVE
OWNER: JOVELINO R VIANA

INSPECTOR: M. DOUCET (954) 597-3477

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.

CITED: 08-27-2026
FIRST HEARD: 09-16-2026
COMPLY BY DATE: 10-01-2026

PENALTY/NON-COMPLIANCE-SM

1 SECTION NOT COMPLIED @ $100.00 PER DAY = $1,900.00 + $75.00 = $1,975.00
CITY REQUIRES FULL AMOUNT * CONTINUES TO ACCRUE

CASE: 26-10102432
CASE ADDRESS: 7326 FAIRFAX DR
OWNER: ALICE TURTURRO

INSPECTOR: M. DOUCET (954) 597-3477

VIOLATION(S): 9-77 PUBLIC NUISANCE & MENACE

CITED: 09-03-2026
FIRST HEARD: 09-16-2026
COMPLY BY DATE: 09-26-2026

PENALTY/NON-COMPLIANCE-SM

1 SECTION NOT COMPLIED @ $100.00 PER DAY = $2,400.00 + $75.00 = $2,475.00
CITY REQUIRES FULL AMOUNT * CONTINUES TO ACCRUE

CASE: 26-10102134
CASE ADDRESS: 9102 NW 81 CT
OWNER: STEPHANEY DACOSTA

INSPECTOR: N. CLOWERS (954) 597-3429

VIOLATION(S): 11-7 (A) (14) (B) LANDSCAPE MAINTENANCE

CITED: 08-05-2026
FIRST HEARD: 09-16-2026
COMPLY BY DATE: 10-16-2026
PENALTY/NON-COMPLIANCE-SM

IF NOT COMPLIED ON 10-16-2026, A LIEN WILL BE CERTIFIED @ $100.00 PER DAY UNTIL COMPLIANCE IS MET.

CASE: 26-10100686
CASE ADDRESS: 4640 NW 44 CT
OWNER: GIANCARLO MATALLANA

INSPECTOR: T. COOPER (954) 597-3428

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.

CITED: 03-17-2026
FIRST HEARD: 09-16-2026
COMPLY BY DATE: 10-16-2026
PENALTY/NON-COMPLIANCE-SM

IF NOT COMPLIED ON 10-16-2026, A LIEN WILL BE CERTIFIED @ $100.00 PER DAY UNTIL COMPLIANCE IS MET.

CASE: 26-10100947
CASE ADDRESS: 4705 NW 44 CT
OWNER: ALBERTO SANTANA

INSPECTOR: T. COOPER (954) 597-3428

VIOLATION(S): 11-6(9) LANDSCAPE MAINTENANCE

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.

CITED: 04-03-2026
FIRST HEARD: 08-19-2026
COMPLY BY DATE: 09-18-2026
PENALTY/NON-COMPLIANCE-SM

2 SECTIONS NOT COMPLIED @ $100.00 PER DAY PER VIOLATION = $6,400.00 + $75.00 = $6,475.00
CITY REQUIRES FULL AMOUNT * CONTINUES TO ACCRUE

CASE: 26-10100948
CASE ADDRESS: 4635 NW 44 CT
OWNER: CAROLINA ISABEL BERNAL

INSPECTOR: T. COOPER (954) 597-3428

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.

CITED: 04-03-2026
FIRST HEARD: 09-16-2026
COMPLY BY DATE: 10-16-2026
PENALTY/NON-COMPLIANCE-SM

IF NOT COMPLIED ON 10-16-2026, A LIEN WILL BE CERTIFIED @ $100.00 PER DAY UNTIL COMPLIANCE IS MET.

CASE: 26-10101290
CASE ADDRESS: 4431 ROCK ISLAND RD
OWNER: BEASLEY FAMILY TOWERS INC

INSPECTOR: T. COOPER (954) 597-3428

VIOLATION(S): 11-6(9) LANDSCAPE MAINTENANCE

VIOLATION(S): 13-5 GRAFFITI

VIOLATION(S): 9-131 NON-RESIDENTIAL PROPERTY MAINT.

CITED: 04-29-2026
FIRST HEARD: 06-17-2026
COMPLY BY DATE: 09-18-2026
PENALTY/NON-COMPLIANCE-SM

3 SECTIONS NOT COMPLIED @ $200.00 PER DAY PER VIOLATION = $19,200.00 + $75.00 = $19,275.00
CITY REQUIRES FULL AMOUNT * CONTINUES TO ACCRUE

CASE: 26-10101550
CASE ADDRESS: 5308 SEA GRAPE CIR
OWNER: ROEI VAANUNU

INSPECTOR: WOODLANDS - T. COOPER

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.

CITED: 05-20-2026
FIRST HEARD: 09-16-2026
COMPLY BY DATE: 10-16-2026
PENALTY/NON-COMPLIANCE-SM

IF NOT COMPLIED ON 10-16-2026, A LIEN WILL BE CERTIFIED @ $100.00 PER DAY UNTIL COMPLIANCE IS MET.

CASE: 26-10101646
CASE ADDRESS: 4802 HOLLY DR
OWNER: CORONEL, SANDRA

INSPECTOR: WOODLANDS - T. COOPER

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.

CITED: 05-29-2026
FIRST HEARD: 09-16-2026
COMPLY BY DATE: 10-16-2026
PENALTY/NON-COMPLIANCE-SM

IF NOT COMPLIED ON 10-16-2026, A LIEN WILL BE CERTIFIED @ $100.00 PER DAY UNTIL COMPLIANCE IS MET

CASE: 26-10101653
CASE ADDRESS: 4708 HOLLY DR
OWNER: GUZMAN, YASMINA L

INSPECTOR: WOODLANDS - T. COOPER

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.

CITED: 05-29-2026
FIRST HEARD: 09-16-2026
COMPLY BY DATE: 10-16-2026
PENALTY/NON-COMPLIANCE-SM

IF NOT COMPLIED ON 10-16-2026, A LIEN WILL BE CERTIFIED @ $100.00 PER DAY UNTIL COMPLIANCE IS MET

CASE: 26-10101976
CASE ADDRESS: 4902 WOODLANDS BLVD
OWNER: ZRIBI, DAN

INSPECTOR: WOODLANDS - T. COOPER

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.

CITED: 07-13-2026
FIRST HEARD: 09-16-2026
COMPLY BY DATE: 09-18-2026
PENALTY/NON-COMPLIANCE-SM

1 SECTION NOT COMPLIED @ $100.00 PER DAY = $3,200.00 + $75.00 = $3,275.00
CITY REQUIRES FULL AMOUNT * CONTINUES TO ACCRUE

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