



CITY OF TAMARAC
SPECIAL MAGISTRATE AGENDA
April 15, 2026
2:00 PM

CITY OF
TAMARAC

SPECIAL MAGISTRATE HEARING AGENDA

April 15, 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

CASE: 26-10100181
CASE ADDRESS: 6088 LIVE OAK CT "D"
OWNER: THOMPSON, TRINESHA DESHAWN

CITED: 01/21/2026
FIRST TIME VIOLATION: 04/15/2026

INSPECTOR: D. HINKLE (954) 597-3426

VIOLATION(S): 10-4.4 LANDSCAPE MAINTENANCE

PLEASE OBTAIN A TREE REMOVAL PERMIT THROUGH ZONING DEPARTMENT, REMOVE THE NORFOLK ISLAND PINE GROWING INTO THE SOFFIT AND THE MAJESTY PINE WITH A LRGE SPLIT ON THE SIDE AND REPLACE AS REQUIRED BY THE TREE REMOVALPERMIT ANY QUESTIONS CONTACT MAHER MANSOUR AT 954-597-3535

CASE: 26-10100332
CASE ADDRESS: 5720 NW 70 AVE
OWNER: GOMEZ, MARIBEL

CITED: 02/04/2026
FIRST TIME VIOLATION: 04/15/2026

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: 26-10100412
CASE ADDRESS: 7818 NW 70 CT
OWNER: PASCALE PIERRE, PASCALE PIERRE RE TR

CITED: 02/12/2026
FIRST TIME VIOLATION: 04/15/2026

INSPECTOR: D. HINKLE (954) 597-3426

VIOLATION(S): 10-4.4 LANDSCAPE MAINTENANCE

PLEASE TRIM THE HEDGES TO A MAXIMUM HEIGHT OF 10 FEET AND MAINTAIN ALL LANDSCAPING TO PRESENT A NEAT, ORDERLY APPEARANCE

CASE: 26-10100416
CASE ADDRESS: 8113 NW 70 AVE
OWNER: MYNOR DE JESUS GUERRA MARTINEZ, JENNIFER PORTILLO

CITED: 02/13/2026
FIRST TIME VIOLATION: 04/15/2026

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: 26-10100421
CASE ADDRESS: 9903 WESTWOOD DR CLUBH
OWNER: PHILIP J CROYLE, P.A.

CITED: 02/18/2026
FIRST TIME VIOLATION: 04/15/2026

INSPECTOR: D. HINKLE (954) 597-3426

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

PLEASE REMOVE DIRT, STAINS AND DISCOLORATION FROM THE ROOFS THROUGHOUT THE COMMUNITY.

CASE: 26-10100447
CASE ADDRESS: 5900 ROCK ISLAND RD
OWNER: LOS ASTURIANOS LLC

CITED: 02/25/2026
FIRST TIME VIOLATION: 04/15/2026

INSPECTOR: D. HINKLE (954) 597-3426

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

1. PLEASE REMOVE ALL DEAD TREE BRANCHES, FOLIAGE, SHRUBS AND REPLACE AS REQUIRED THROUGHOUT THE PROPERTY AND DISPOSE OF PROPERLY
2. PLEASE ADD MULCH AROUND ALL TREES, SHRUBS, HEDGES SO NO BARE DIRT IS SHOWING
3. PLEASE REMOVE DISCOLORATION FROM THE ENTIRE PERIMETER WALL AND PAINT AS NEEDED SO THERE IS ONE CONSISTENT COLOR THOUGHOUT

CASE: 26-10100469
CASE ADDRESS: 7401 N UNIVERSITY DR
OWNER: CAMPANIELLA REAL ESTATE INVESTMENT LLC

CITED: 02/26/2026
FIRST TIME VIOLATION: 04/15/2026

INSPECTOR: D. HINKLE (954) 597-3426

VIOLATION(S): 12-26 OCCUPATIONAL LICENSE REQUIRED

PLEASE SCHEDULE AND PASS ALL REQUIRED SAFETY INSPECTIONS, PAY REQUIRED FEES AND OBTAIN A CITY OF TAMARAC LOCAL BUSINESS TAX RECEIPT ANY QUESTIONS CONTACT BUSINESS LICENSE SPECIALIST VEDALYN CHRISTIE AT 954-597-3537

CASE: 26-10100475
CASE ADDRESS: 7006 & 7008 NW 80 AVE
OWNER: RODOLFO PEREZ, ROSIBEL MONDRAGON

CITED: 02/26/2026
FIRST TIME VIOLATION: 04/15/2026

INSPECTOR: D. HINKLE (954) 597-3426

VIOLATION(S): 10-4.4 LANDSCAPE MAINTENANCE

1. PLEASE TRIM THE TREE BRANCHES BACK FROM THE ROADWAY TO ALLOW 14 FEET OF CLEARANCE ABOVE THE ROADWAY AND TRIM THE HEDGES/VEGETATION TO ALLOW CLEAR VIEW OF STOP SIGN

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

- 1. PLEASE MAKE ANY NEEDED REPAIRS TO THE DRIVEWAYS AND RECOAT/RESEAL
- 2. PLEASE REMOVE DISCOLORATION FROM THE BUILDING EXTERIOR AND PAINT AS NEEDED SO THERE IS ONE CONSISTENT COLOR
- 3. PLEASE REFRAIN FROM PARKING VEHICLES ON GRASS - PER CITY CODE VEHICLES NEED TO BE PARKED ON CONCRETE, ASPHALT, PAVERS OR AN APPROVED SURFACE

CASE: 26-10100480 **COMPLIED**
CASE ADDRESS: 7010 & 7012 NW 80 AVE
OWNER: BAILEY, YVONNE

CITED: 02/27/2026
FIRST TIME VIOLATION: 04/15/2026

INSPECTOR: D. HINKLE (954) 597-3426

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

- 1. PLEASE REMOVE DIRT, STAINS AND DISCOLORATION FROM THE ROOF MANSARD
- 2. PLEASE MAKE ANY NEEDED REPAIRS TO THE DRIVEWAY AND RECOAT
- 3. PLEASE REFRAIN FROM PARKING ON THE GRASS - PER CITY CODE VEHICLE NEED TO BE PARKED ON AN APPROVED SURFACE

CASE: 26-10100509
CASE ADDRESS: 7100 & 7102 NW 80 AVE
OWNER: CECILIA P BARROS

INSPECTOR: D. HINKLE (954) 597-3426

CITED: 03/03/2026
FIRST TIME VIOLATION: 04/15/2026

FIRST TIME VIOLATION-SM

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.
1. PLEASE REMOVE DIRT, STAINS AND DISCOLORATION FROM THE ROOF MANSARD
2. PLEASE MAKE THE NEEDED REPAIRS TO THE DAMAGED AREA IN THE DRIVEWAY AT 7102 NW 80 AVE
3. PLEASE TRIM LANDSCAPING TO ALLOW CLEAR VIEW OF HOUSE NUMBERS

CASE: 26-10100510
CASE ADDRESS: 7800 NW 70 CT
OWNER: ABUTTING LOT OWNERS (ACADEMY HILL HOA INC)

INSPECTOR: D. HINKLE (954) 597-3426

CITED: 03/03/2026
FIRST TIME VIOLATION: 04/15/2026

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.
1. PLEASE REMOVE DEBRIS THROUGHOUT THE PROPERTY AND DISPOSE OF PROPERLY
2. PLEASE REMOVE WEED GROWTH THROUGHOUT THE PROPERTY INCLUDING THE PARKING LOT
3. PLEASE REMOVE DISCOLORATION FROM THE PERIMETER WALL AND PAINT AS NEEDED SO THERE IS ONE CONSISTENT COLOR THROUGHOUT
4. PLEASE MAKE ANY NEEDED REPAIRS TO THE PARKING LOT AND RE-COAT /RESTRTIPE ENTIRE PARKING LOT AND OBTAIN ANY PERMITS REQUIRED

CASE: 26-10100547
CASE ADDRESS: 5347 N STATE ROAD 7
OWNER: COMMERCIAL PLAZA TML LLC

INSPECTOR: D. HINKLE (954) 597-3426

CITED: 03/05/2026
FIRST TIME VIOLATION: 04/15/2026

VIOLATION(S): 12-26 OCCUPATIONAL LICENSE REQUIRED
PLEASE SCHEDULE ALL REQUIRED INSPECTION, PAY ANY FEES AND OBTAIN A CITY OF TAMARAC LOCAL BUSINESS TAX RECEIPT ANY QUESTIONS CONTACT BUSINESS LICENSE SPECIALIST VEDALY CHRISTIE AT 954-597-3537

COMMUNITY DEVELOPMENT
7525 NW 88th AVENUE
TELEPHONE (954) 597-3425
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CASE: 26-10100632
CASE ADDRESS: 5337 & 5341 N STATE ROAD 7
OWNER: ANASTASIA SAY CORP

CITED: 03/10/2026
FIRST TIME VIOLATION: 04/15/2026

INSPECTOR: D. HINKLE (954) 597-3426

VIOLATION(S): 12-26 OCCUPATIONAL LICENSE REQUIRED

PLEASE SCHEDULE & PASS ALL REQUIRED SAFETY INSPECTIONS. PAY
REQUIRED FEES AND OBTAIN A CITY OF TAMARAC LOCAL BUSINESS
TAX RECEIPT ANY QUESTIONS CONTACT BUSINESS LICENSE
SPECIALIST VEDALYN CHRISTIE AT 954-597-3537

CASE: 26-10100634
CASE ADDRESS: 7401 & 7519 NW 57 ST
OWNER: ROALGA LLC, SHOPPES ON UNIVERSITY LLC

CITED: 03/10/2026
FIRST TIME VIOLATION: 04/15/2026

INSPECTOR: D. HINKLE (954) 597-3426

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

1. PLEASE REMOVE AND DISPOSE OF ALL DEBRIS THROUGHOUT THE PROPERTY
2. PLEASE REPALCE THE FADED, DISCOLORED DO NOT ENTER SIGN AND STOP SIGN NEAR THE DENNY'S PARKING LOT
3. PLEASE REMOVE DISCOLORATION THE TIRE STOPS, REPLACE IF NEEDED AND PAINT TIRE STOPS
4. PLEASE ADD MULCH AROUND ALL LANDSCAPE INCLUDING SHRUBS, TREES, HEDGES SO NO BARE AREAS OF DIRT ARE SHOWING
5. PLEASE REMOVE DIRT, STAINS AND DISCOLORATION FROM THE SIDEWALK

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CASE: 26-10100643
CASE ADDRESS: 5713 BAMBOO CIR
OWNER: SHANEL FOSTIN-PAMPHILE, VERNEL PAMPHILE

CITED: 03/11/2026
FIRST TIME VIOLATION: 04/15/2026

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.

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CASE: 26-10100650
CASE ADDRESS: 5800 N UNIVERSITY DR "A"
OWNER: EVERLAND LLC

CITED: 03/12/2026
FIRST TIME VIOLATION: 04/15/2026

INSPECTOR: D. HINKLE (954) 597-3426

VIOLATION(S): 10-4.8 FENCES, WALLS, AND HEDGES

(j)Fences, walls, and hedges shall always be maintained in a condition that will ensure safety, functional use, and a proper aesthetic appearance. Such maintenance shall include but not be limited to painting, repairing, or pruning.

PLEASE REMOVE DIRT, STAINS, DISCOLORATION FROM THE PERIMETER WALL AND PAINT AS NEEDED SO THERE IS ONE CONSISTENT COLOR THROUGHOUT

CASE: 26-10100651
CASE ADDRESS: 7810 NW 70 TER
OWNER: VILMA MARIA PEREZ TOVAR

CITED: 03/12/2026
FIRST TIME VIOLATION: 04/15/2026

INSPECTOR: D. HINKLE (954) 597-3426

VIOLATION(S): 12-376 VACATION RENTAL REG. & PMT REQ

vacation registration and permit required

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PLEASE MEET ALL REQUIREMENTS AND OBTAIN A CITY OF TAMARAC VACATION RENTAL PERMIT

THIS PROPERTY WAS PREVIOUSLY CITED CASE #26-10100265 AND WILL BE PRESENTED AT THE HEARING AS A FINDING OF FACT EVEN IFLISTING IS REMOVED

CASE: 26-10100670
CASE ADDRESS: 6607 WESTWOOD BLVD
OWNER: BYRON TEJADA

CITED: 03/16/2026
FIRST TIME VIOLATION: 04/15/2026

INSPECTOR: D. HINKLE (954) 597-3426

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

1. PLEASE REMOVE THE WEED GROWTH FROM THE DRIVEWAY AND MAKE THE NEEDED REPAIRS INCLUDING FILLING OF ANY CRACK AND RE-COAT /RESEAL DRIVEWAY
2. PLEASE REMOVE DISCOLRATON AND REPAIR THE DAMAGED MISSING AREAS IN THE CONCRETE WALL IN THE FRONT OF THE PROPERTY AND PAINT SO THERE IS ONE CONSISTENT COOLOR THROUGHOUT
3. PLEASE STORE THE GARBAGE CANS ON NON- COLLECTION DAYS OUT OF VIEW FROM THE RIGHT OF WAY

CASE: 25-10103207
CASE ADDRESS: 7644 N NOB HILL RD
OWNER: KINGS POINT PLAZA LTD, % JONATHAN FRYD

CITED: 10/21/2025
FIRST TIME VIOLATION: 04/15/2026

INSPECTOR: D. LUGGER (954) 597-3427

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

PLEASE MAKE REPAIRS TO ENTIRE PARKING LOT SURFACE, SEAL COAT AND STRIPE
PLEASE CLEAN ALL CONCRETE CURBING THROUGHOUT THE PARKING LOT
PLEASE REPLACE MULCH AROUND ALL TREES AND HEDGES

CASE: 25-10103671 **COMPLIED**

CASE ADDRESS: 9502 NW 81 CT
OWNER: HOYOS, SERGIO

CITED: 12/09/2025
FIRST TIME VIOLATION: 04/15/2026

INSPECTOR: D. LUGGER (954) 597-3427

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

PLEASE FILL IN CRACKS IN DRIVEWAY AND RE SEALCOAT ENTIRE DRIVEWAY

CASE: 25-10103692 **COMPLIED**

CASE ADDRESS: 8106 NW 93 TER
OWNER: JUSTIN & LAUREN A HUMPHREY

CITED: 12/10/2025
FIRST TIME VIOLATION: 04-15-2026

INSPECTOR: D. LUGGER (954) 597-3427

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

PLEASE SCREEN AC UNIT FROM PUBLIC VIEW
PLEASE CLEAN/PAINT IF NECESSARY FRONT PORCH WALL

CASE: 25-10103693
CASE ADDRESS: 8105 NW 93 TER
OWNER: LUIS ALEJANDRO DARAVINA

CITED: 12/10/2025
FIRST TIME VIOLATION: 04-15-2026

INSPECTOR: D. LUGGER (954) 597-3427

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

PLEASE REPAIR CRACKS IN DRIVEWAY AND RE SEALCOAT ENTIRE DRIVEWAY

COMMUNITY DEVELOPMENT
7525 NW 88th AVENUE
TELEPHONE (954) 597-3425
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CASE: 25-10103694
CASE ADDRESS: 8110 NW 93 TER
OWNER: JEFFERSON ERAZO

INSPECTOR: D. LUGGER (954) 597-3427

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.
PLEASE SCREEN OR FENCE A/C UNIT FROM PUBLIC VIEW

CITED: 12/10/2025
FIRST TIME VIOLATION: 04-15-2026

CASE: 26-10100166
CASE ADDRESS: 7401 & 7403 NW 76 CT
OWNER: JUNIOR GENESTE

INSPECTOR: D. LUGGER (954) 597-3427

VIOLATION(S): 9-130 RESIDENTIAL PROPERTY MAINT.
1. PLEASE RECOAT DRIVEWAY.
2. MAKE REPAIRS TO LANDSCAPE ISLAND.
3. SCREEN OR MOVE TRASH CANS FROM PUBLIC VIEW WHEN NOT
PLACED OUT FOR PICKUP ON TRASH DAYS

CITED: 01/20/2026
FIRST TIME VIOLATION: 04/15/2026

CASE: 25-10103086

COMPLIED

CASE ADDRESS: 7041 W COMMERCIAL BLVD

OWNER: 7041 COMMERCIAL LLC

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|------------------------------|------------|
| CITED: | 10/03/2025 |
| FIRST TIME VIOLATION: | 04/15/2026 |

INSPECTOR: E. VILLANUEVA

VIOLATION(S): 10-4.10 SIGNAGE

10-4-10(L)(17)Prohibited Signs. The following are signs which shall not be installed in the municipal boundaries of the city:

Signs, pennants, and banners attached to poles, trees, or other vegetative or landscaping material, or stuck in the ground in a manner not approved as a ground, monument, or temporary sign;

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

1. 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. PERIMETER AROUND THE PROPERTY
 2. INSTALL MULCH OR DECORATIVE STONES IN ALL PLANTING BEDS, AROUND ALL TREES, SHRUBS, AND HEDGES WHERE THERE IS NO GRASS OR IN AREAS WHERE DIRT IS EXPOSED.
 3. RE-SEAL AND RE-STRIP THE PARKING AREAS. OBTAIN A PERMIT WITH THE BUILDING DEPARTMENT AND PASS ALL REQUIRED INSPECTIONS.
-

COMMUNITY DEVELOPMENT
 7525 NW 88th AVENUE
 TELEPHONE (954) 597-3425
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CASE: 25-10103615
CASE ADDRESS: 7875 NW 57 ST
OWNER: UNITED STATES POSTAL SERVICE

CITED: 02/09/2026
FIRST TIME VIOLATION: 04/15/2026

INSPECTOR: E. VILLANUEVA

VIOLATION(S): 10-4.4 LANDSCAPE MAINTENANCE

ALL LANDSCAPE ON PROPERTY NEEDS TO BE ADDRESSED GRASS NEEDS TO BE CUT, AND TREES NEED TRIMMING.

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

The paved parking and driveway surfaces are not maintained in a proper state of repair. Specifically, multiple potholes and pavement failures have been identified correct this violation by repairing all potholes and resurfacing affected areas to provide a smooth, safe surface

CASE: 25-10103665
CASE ADDRESS: 7041 - 7111 W COMMERCIAL BLVD
OWNER: 7041 COMMERCIAL LLC

CITED: 12/09/2025
FIRST TIME VIOLATION: 04/15/2026

INSPECTOR: E. VILLANUEVA

VIOLATION(S): 12-26 OCCUPATIONAL LICENSE REQUIRED

Sec. 12-26. - Required; exceptions.
(a)It shall be unlawful for any person to engage in, manage or transact business within the city limits without first obtaining a business tax receipt to do business under this chapter and paying the amount of such local business tax. CITY OF TAMARAC CODE SECTION; BUSINESS LICENSE; 12-26; A BUSINESS LICENSE IS TO BE RENEWED AND/OR OBTAINED. PLEASE CONTACT THE BUSINESS LICENSING SPECIALIST VEDALYN CHRISTIE AT (954) 597-3537. NEW TENANTS SHALL OBTAIN A LIFE SAFETY PERMIT & INSPECTIONS WITH THE BUILDING DEPARTMENT @ (954) 597-3435. PLEASE SCHEDULE AND PASS ALL REQUIRED SAFETY INSPECTIONS, PAY ALL FEES AND OBTAIN A CITY OF TAMARAC LOCAL BUSINESS TAX RECEIPT ANY QUESTIONS CONTACT LOCAL BUSINESS TAX SPECIALIST VEDALYN CHRISTIE AT 954-597-3537.

COMMUNITY DEVELOPMENT
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CASE: 26-10100234

COMPLIED

CASE ADDRESS: 5718 NW 64 WAY

OWNER: JOSEPH NAJIB

INSPECTOR: E. VILLANUEVA

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| CITED: | 01/29/2026 |
| FIRST TIME VIOLATION: | 04/15/2026 |

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

DRIVEWAY: 9-130 (f)(3):

All private driveway areas shall be maintained in a neat and clean condition. Additionally, driveways should be maintained in good condition and good repair which shall include removal of all weeds, grass, ruts, potholes, broken pavement, faded stain or painted surfaces, and blacktop surfaces in need of recoating.

DIRTY WALLS OR CHIPPING PAINT OR: 9-130 (e)(10):

All exterior surfaces of all structure areas not limited to roofs, walls, soffits, siding, fascia, doors, and window frames shall be kept free of dirt, grime, mold and mildew. Such surfaces shall also be kept free of faded or chipped paint and shall be maintained in good repair and condition.

CASE: 26-10100244

CASE ADDRESS: 5720 NW 65 AVE

OWNER: JAMES BELL

INSPECTOR: E. VILLANUEVA

| | |
|------------------------------|------------|
| CITED: | 01/29/2026 |
| FIRST TIME VIOLATION: | 04/15/2026 |

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

DRIVEWAY: 9-130 (f)(3):

All private driveway areas shall be maintained in a neat and clean condition. Additionally, driveways should be maintained in good condition and good repair which shall include removal of all weeds, grass, ruts, potholes, broken pavement, faded stain or painted surfaces, and blacktop surfaces in need of recoating.

CASE: 26-10100358
CASE ADDRESS: 5709 NW 68 TER
OWNER: ENRIQUE OSORIO

WITHDRAWN

CITED: 02/05/2026
FIRST TIME VIOLATION: 04/15/2026

INSPECTOR: E. VILLANUEVA

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

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

All private driveway areas shall be maintained in a neat and clean condition. Additionally, driveways should be maintained in good condition and good repair which shall include removal of all weeds, grass, ruts, potholes, broken pavement, faded stain or painted surfaces, and blacktop surfaces in need of recoating.

CASE: 26-10100360
CASE ADDRESS: 5719 NW 68 TER
OWNER: RICHARD D JOHNSON

COMPLIED

CITED: 02/05/2026
FIRST TIME VIOLATION: 04/15/2026

INSPECTOR: E. VILLANUEVA

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

DRIVEWAY: 9-130 (f)(3):

All private driveway areas shall be maintained in a neat and clean condition. Additionally, driveways should be maintained in good condition and good repair which shall include removal of all weeds, grass, ruts, potholes, broken pavement, faded stain or painted surfaces, and blacktop surfaces in need of recoating.

CASE: 26-10100362
CASE ADDRESS: 5701 NW 70 AVE
OWNER: JULIO CASTRO

COMPLIED

CITED: 02/05/2026
FIRST TIME VIOLATION: 04/15/2026

INSPECTOR: E. VILLANUEVA

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

DRIVEWAY: 9-130 (f)(3):

All private driveway areas shall be maintained in a neat and clean condition. Additionally, driveways should be maintained in good condition and good repair which shall include removal of all weeds, grass, ruts, potholes, broken pavement, faded stain or painted surfaces, and blacktop surfaces in need of recoating.

CASE: 26-10100381
CASE ADDRESS: 5711 TUSCANY WAY
OWNER: TUSCANY TOWNHOMES H O A INC

CITED: 02/10/2026
FIRST TIME VIOLATION: 04/15/2026

INSPECTOR: E. VILLANUEVA

VIOLATION(S): 10-4.4 LANDSCAPE MAINTENANCE

Any landscaping found growing into public rights-of-way shall be pruned at a minimum to the vertical clearances below:

1. Eight and a half feet above sidewalks;
2. 14 feet above local and collector streets; and
3. 18 feet above arterial streets.

CASE: 26-10100330
CASE ADDRESS: 4900 NW 48 TER
OWNER: JOHN ALLAN REED

CITED: 02/04/2026
FIRST TIME VIOLATION: 03/18/2026

INSPECTOR: D. HINKLE

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

COMMUNITY DEVELOPMENT
7525 NW 88th AVENUE
TELEPHONE (954) 597-3425
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Vacation Rental with the City of Tamarac.

PLEASE MEET ALL REQUIREMENTS AND OBTAIN A CITY OF TAMARAC
VACATION RENTAL PERMIT

THIS PROPERTY WAS PREVIOUSLY CITED CASE #26-10100265 AND
WILL BE PRESENTED AT THE HEARING AS A FINDING OF FACT EVEN
IF LISTING IS REMOVED

CASE: 26-10100522

CASE ADDRESS: 7951 W COMMERCIAL BLVD

OWNER: MIDTOWN TAMARAC LLC

INSPECTOR: E. VILLANUEVA

CITED: 03/04/2026
FIRST TIME VIOLATION: 04/15/2026

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

BUILDING AND GROUND NEED TO BE MAINTAINED IN A SAFE AND
SANITARY CONDITION AND BLOCKED ACCESS IS RECOMMENDED.

Securing commercial buildings-particularly those that are
vacant or abandoned-is required to prevent public nuisances,
trespass, and fire hazards. Owners must maintain the
structural integrity, including locking all doors and
windows, and, if necessary, boarding up openings or adding
fence to prevent unauthorized access.

CASE: 26-10100106

COMPLIED

CASE ADDRESS: 8123 NW 72 AVE

OWNER: GRACE ANN CHAMBERS

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

CITED: 01/13/2026
FIRST TIME VIOLATION: 04/15/2026

VIOLATION(S): 10-4.4 LANDSCAPE MAINTENANCE

INSTALL SOD IN ALL DEAD OR BARE GRASS AREAS WHERE VEHICLE IS
PARKED ON THE LAWN. WHILE
INSTALLING SOD, PIECES MUST BE PLACED END TO END WITH NO
SPACING.

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

PLEASE CLEAN THE ROOF MANSARD TO REMOVE ALL THE DIRT AND
DISCOLORATION.

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

CASE: 26-10100107

COMPLIED

CASE ADDRESS: 8124 NW 72 AVE

OWNER: MCHAYLE, DAVID A H/E

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

| | |
|------------------------------|------------|
| CITED: | 02/19/2026 |
| FIRST TIME VIOLATION: | 04/15/2026 |

VIOLATION(S): 10-4.4 LANDSCAPE MAINTENANCE

INSTALL SOD IN ALL DEAD OR BARE GRASS AREAS AND WHERE VEHICLES ARE PARKED ON THE LAWN. WHILE INSTALLING SOD, PIECES MUST BE PLACED END TO END WITH NO SPACING.

VIOLATION(S): 14-32(A) MOTOR VEHICLE REPAIRS

NO MOTOR VEHICLES MAY BE DISMANTLED OR REPAIRED IN A RESIDENTIALLY ZONED AREA. MINOR REPAIRS TO VEHICLES ARE EXEMPTED FROM THIS SECTION PROVIDED THAT NO MONEY OR CONSIDERATION IS GIVEN FOR THE REPAIR. FOR THE PURPOSE OF THIS SECTION, "MINOR REPAIRS" SHALL BE DEFINED AS REPLACEMENT OF BULBS, FUSES AND WINDSHIELD WHIPERS. ADJUSTMENT AND REPLACEMENT OF THE BATTERY; OR ACTIVATION OF THE BATTERY BY MEANS OF A CHARGING MACHINE OR BOOSTER CABLES

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

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.

9-130 (f)(2)

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

CASE: 26-10100112
CASE ADDRESS: 6960 NW 82 CT
OWNER: SOPHIA COLLINS

CITED: 01/13/2026
FIRST TIME VIOLATION: 04/15/2026

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

VIOLATION(S): 10-4.4 LANDSCAPE MAINTENANCE

INSTALL SOD IN ALL DEAD OR BARE GRASS AREAS WHERE VEHICLES ARE PARKED ON THE LAWN. WHILE INSTALLING SOD, PIECES MUST BE PLACED END TO END WITH NO SPACING.

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

PLEASE REMOVE THE VEHICLES 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.
9-130 (f)(2)

CASE: 25-10103555
CASE ADDRESS: 8201 NW 71 AVE
OWNER: ALEXANDRA FRANCOIS

CITED: 11/21/2025
FIRST TIME VIOLATION: 04/15/2026

INSPECTOR: M. DOUCET (954) 597-3477

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

- 1. PLEASE OPEN ALL SHUTTERS TO HABITABLE ROOMS.
- 2. PLEASE STORE/SCREEN BIN FROM PUBLIC VIEW.
- 3. PLEASE REPAIR THE DRIVEWAY OF ALL CRACKS, RUTS AND/OR POTHOLES. FILL IN ALL CRACKS IN DRIVEWAY. RECOAT AND RESEAL.

CASE: 25-10103633
CASE ADDRESS: 7815 NW 70 AVE
OWNER: JESSE PAUL NIEVES

CITED: 12/04/2025
FIRST TIME VIOLATION: 04/15/2026

INSPECTOR: M. DOUCET (954) 597-3477

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

- 1. PLEASE CLEAN MANSARD TO REMOVE ALL DIRT STAINS AND DISCOLORATION.

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

CASE: 26-10100356
CASE ADDRESS: 4955 NW 55 ST
OWNER: DLC MORTGAGES III LLC, % LAW OFFICES OF DAMINA WALDMA
INSPECTOR: M. DOUCET (954) 597-3477

CITED: 02/05/2026
FIRST TIME VIOLATION: 04/15/2026

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

1. PLEASE CLEAN EXTERIOR OF HOUSE TO REMOVE ALL DIRT DUST, CHIPPING PAINT AND DISCOLORATION.
2. PLEASE PAINT EXTERIOR OF HOUSE ACHIEVE A COHESIVE AND CONSISTENT COLOR.
3. PLEASE MAINTAIN LANSCAPING OF PROPERTY, REVIVE DEAD GRASS.

CASE: 26-10100394 **MOVED TO MAY**
CASE ADDRESS: 3914 W COMMERCIAL BLVD
OWNER: 250PAS AT TAMARAC LLC "WALGREEN COMPANY #10984"
INSPECTOR: M. DOUCET (954) 597-3477

CITED: 02/11/2026
FIRST TIME VIOLATION: 04/15/2026

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

1. PLEASE REPAIR AND REPAINT MOMUMENT SIGNS.
2. PLEASE REMOVE ALL JUNK TRASH AND DEBRIS FROM PROPERTY.
3. PLEASE CLEAN EXTERIOR OF BUILDING TO REMOVE ALL DIRT STAINS AND DISCOLORATION. REPAINT EXTERIOR IF NEEDED.

CASE: 26-10100652
CASE ADDRESS: 4806 W COMMERCIAL BLVD
OWNER: COMMERCIAL VILLAS LLC
INSPECTOR: M. DOUCET (954) 597-3477

CITED: 03/13/2026
FIRST TIME VIOLATION: 04/15/2026

VIOLATION(S): 12-47. BUSINESS LICENSE

PLEASE OBTAIN A BUSINESS LICENSE FOR BUSINESS OPERATING AT 4806 W COMMERCIAL BLVD.
PLEASE OBTAIN ANY REQUIRED PERMITS, SCHEDULE AND PASS ALL INSPECTIONS REQUIRED AND OBTAIN A CITY OF TAMARAC LOCAL BUSINESS TAX RECEIPT ANY QUESTIONS CONTACT BUSINESS LICENSE SPECIALIST VEDALYN CHRISTIE AT 954-597-3537.

CASE: 26-10100653
CASE ADDRESS: 4802 W COMMERCIAL BLVD
OWNER: COMMERCIAL VILLAS LLC

CITED: 03/13/2026
FIRST TIME VIOLATION: 04/15/2026

INSPECTOR: M. DOUCET (954) 597-3477

VIOLATION(S): 12-47. BUSINESS LICENSE

PLEASE OBTAIN A BUSINESS LICENSE FOR BUSINESS OPERATING AT 4802 W COMMERCIAL BLVD.

PLEASE OBTAIN ANY REQUIRED PERMITS, SCHEDULE AND PASS ALL INSPECTIONS REQUIRED AND OBTAIN A CITY OF TAMARAC LOCAL BUSINESS TAX RECEIPT ANY QUESTIONS CONTACT BUSINESS LICENSE SPECIALIST VEDALYN CHRISTIE AT 954-597-3537.

CASE: 26-10100843
CASE ADDRESS: 4017 W COMMERCIAL BLVD
OWNER: SUNSHINE MZL LLC

CITED: 03/26/2026
FIRST TIME VIOLATION: 04/15/2026

INSPECTOR: M. DOUCET (954) 597-3477

VIOLATION(S): 12-47. BUSINESS LICENSE

PLEASE OBTAIN CURRENT BUSINESS TAX RECEIPT FOR BUSINESS OPERATING AT 4193 W COMMERCIAL BLVD. PLEASE CONTACT VEDALYN CHRISTIE AT (954)-594-3537 FOR MORE INFORMATION.

CASE: 26-10100619
CASE ADDRESS: 10000-10163 N NOB HILL RD
OWNER: NOB HILL CIRCLE LLC

CITED: 03/09/2026
FIRST TIME VIOLATION: 04/15/2026

INSPECTOR: N. CLOWERS (954) 597-3429

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

This notice is to inform you that a code violation has been observed at your property regarding a swimming pool containing stagnant water. Stagnant water can pose a health and safety concern, including the potential for mosquito breeding and other public health issues.

Clean and treat the pool so that the water is clear and properly maintained, or

Drain the pool completely so that no standing water remains.

THIS IS A RECURRING VIOLATION PER CASE NUMBER (#) 25-10100588 FOR THE STAGNANT POOL. THIS CASE WILL PROCEED TO THE SPECIAL MAGISTRATE HEARING FOR A FINDING OF FACT WHETHER OR NOT THE VIOLATION HAS BEEN CORRECTED PRIOR TO THE HEARING. THE HEARING WILL BE SET FOR APRIL 15, 2026. YOU WILL HAVE 10 DAYS TO COMPLY THE STAGNANT POOL VIOLATION. THE RE-INSPECTION DATE WILL BE 3/19/2026.

CASE: 26-10100766
CASE ADDRESS: 10601 NW 83 ST
OWNER: KARLA VANESSA MORALES

CITED: 03/24/2026
FIRST TIME VIOLATION: 04/15/2026

INSPECTOR: N. CLOWERS (954) 597-3429

VIOLATION(S): 12-26 OCCUPATIONAL LICENSE REQUIRED

OBTAIN A LOCAL BUSINESS TAX RECEIPT. THE OWNER MUST APPLY FOR AND OBTAIN THE NECESSARY LICENSE(S)

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

CASE: 26-10100382
CASE ADDRESS: 6197 ROCK ISLAND RD
OWNER: GATE CONDO ASSN INC, % SUNRISE MANAGEMENT

CITED: 02/10/2026
FIRST TIME VIOLATION: 04/15/2026

INSPECTOR: T. COOPER (954) 597-3428

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

1. PLEASE RECOAT AND RESEAL PARKING LOT AREA SOUTH OF BUILDIN

VIOLATION(S): 9-37 PAVED AREAS

2. PLEASE REPAIR ALL RUTS, POTHOLES, AND CRACKS ON TENNIS COURT. ENSURE PROPER GRADING TO ENSURE ADEQUATE DRAINAGE AND PREVENT POOLING OF WATER

3. PLEASE CLEAN TENNIS COURT. REMOVE ALL DIRT, STAINS, AND DISCOLORATIONS.

CASE: 26-10100424
CASE ADDRESS: 6197 ROCK ISLAND RD
OWNER: GATE CONDO ASSN INC, % SUNRISE MANAGEMENT

CITED: 02/18/2026
FIRST TIME VIOLATION: 04/15/2026

INSPECTOR: T. COOPER (954) 597-3428

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

PLEASE REPAIR AND RESTORE LIGHTS NEAR AND AROUND POOL AREA

CASE: 26-10100425
CASE ADDRESS: 6191 ROCK ISLAND RD
OWNER: LAUDERDALE LAKES LODGE #2267

INSPECTOR: T. COOPER (954) 597-3428

CITED: 02/19/2026
FIRST TIME VIOLATION: 04/15/2026

VIOLATION(S): 11-6(9) LANDSCAPE MAINTENANCE
2. PLEASE ACCUMULATED DEAD LANDSCAPING DEBRIS FROM PROPERTY
VIOLATION(S): 9-131 NON-RESIDENTIAL PROPERTY MAINT
1. PLEASE REPAIR DAMAGED CHAIN-LINK FENCE ON PROPERTY.
OBTAIN ANY NECESSARY PERMITS.

HEARING TO IMPOSE FINES

CASE: 26-10100187
CASE ADDRESS: 10052 W MCNAB RD
OWNER: TAMARAC SHOWPLACE LLC, % E F HUTTON REALTY CORP.

INSPECTOR: D. HINKLE (954) 597-3426

VIOLATION(S): 12-26 OCCUPATIONAL LICENSE REQUIRED

CITED: 01/22/2026
FIRST HEARD: 03/18/2026
COMPLY BY DATE: 04/02/2026

1 SECTIONS NOT COMPLIED @ \$200.00 A DAY PER VIOLATION + \$75.00 ADMIN. FEE = **\$2,475.00**
CITY REQUIRES FULL AMOUNT * CONTINUES TO ACCRUE

CASE: 26-10100238

CASE ADDRESS: 7900 NW 79 TER
OWNER: ROBENSON CAUDIO, ELIZABETH ALEXIS

INSPECTOR: D. LUGGER (954) 597-3427

VIOLATION(S): 12-376 VACATION RENTAL REG. & PMT REQ

CITED: 01/28/2026
FIRST HEARD: 03/18/2026
COMPLY BY DATE: 04/02/2026

1 SECTIONS NOT COMPLIED @ \$200.00 A DAY PER VIOLATION + \$75.00 ADMIN. FEE = **\$2,475.00**
CITY REQUIRES FULL AMOUNT * CONTINUES TO ACCRUE

CASE: 25-10103601
CASE ADDRESS: 7305 W COMMERCIAL BLVD
OWNER: SPIRIT MASTER FUNDING VII LLC "PEP BOYS"

INSPECTOR: E. VILLANUEVA

CITED: 12/01/2025
FIRST HEARD: 02/18/2026
COMPLY BY DATE: 03/20/2026

1 SECTIONS NOT COMPLIED @ \$200.00 A DAY PER VIOLATION + \$75.00 ADMIN. FEE = **\$5,075.00**
CITY REQUIRES FULL AMOUNT * CONTINUES TO ACCRUE

VIOLATION(S): 10-4.10 SIGNAGE

CASE: 25-10102908
CASE ADDRESS: 6209 W COMMERCIAL BLVD
OWNER: U S ALLIANCE MANAGEMENT CORP

INSPECTOR: T. COOPER (954) 597-3428

CITED: 09/17/2025
FIRST HEARD: 02/18/2026
COMPLY BY DATE: 03/20/2026

1 SECTIONS NOT COMPLIED @ \$200.00 A DAY PER VIOLATION + \$75.00 ADMIN. FEE = **\$5,075.00**
CITY REQUIRES FULL AMOUNT * CONTINUES TO ACCRUE

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

CASE: 26-10100430
CASE ADDRESS: 4437 NW 48 TER
OWNER: JEAN FRANCOIS LEBLANC

INSPECTOR: T. COOPER (954) 597-3428

CITED: 02/19/2026
FIRST HEARD: 03/18/2026
COMPLY BY DATE: 04/02/2026

1 SECTIONS NOT COMPLIED @ \$200.00 A DAY PER VIOLATION + \$75.00 ADMIN. FEE = **\$2,475.00**
CITY REQUIRES FULL AMOUNT * CONTINUES TO ACCRUE

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

CASE: 26-10100344
CASE ADDRESS: 5123 WHITE OAK LN
OWNER: BBFC INVESTMENTS LLC

INSPECTOR: D. HINKLE (954) 597-3426

CITED: 02/04/2026
FIRST HEARD: 03/18/2026
COMPLY BY DATE: 04/02/2026

1 SECTIONS NOT COMPLIED @ \$200.00 A DAY PER VIOLATION + \$75.00 ADMIN. FEE = **\$2,475.00**
CITY REQUIRES FULL AMOUNT * CONTINUES TO ACCRUE

VIOLATION(S): 12-376 VACATION RENTAL REG. & PMT REQ

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

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