



City of Margate
Special Magistrate Hearing Docket

JANUARY 20, 2026,

2:00 PM

CASE #	RESPONDENT	SITE ADDRESS
NEW CASES – CODE COMPLIANCE OFFICER BALLESTEROS		
2025-3382	CROSS CREEK REALTY HOLDINGS LLC Prohibited signs on display at property. Section 40.706	280 SW 56 TERRACE
2025-1278	BRUCE D & EILEEN I GOLDENBERG Driveway maintenance - reseal/restripe parking lot. Section 40.355 (G) CONTINUED FROM 11/25/25	7150 W ATLANTIC BOULEVARD
2025-1279	BRUCE D & EILEEN I GOLDENBERG Discolored/damaged curb stops. Section 40.355 (C) CONTINUED FROM 11/25/25	7150 W ATLANTIC BOULEVARD
2025-2805	MARTEX FOOD SERV FL INC Parking lot needs resealing and restripe. Multiple surface irregularities. Section 40.704.(E).(1).(e)	6590 W ATLANTIC BOULEVARD
2025-1808	SUNSHINE GASOLINE DISTRIBUTORS INC Exterior premises maintenance - reseal/restripe parking lot. Section 40.355 (G) CONTINUED FROM 11/25/25	6600 W ATLANTIC BOULEVARD
2025-1811	SUNSHINE GASOLINE DISTRIBUTORS INC Exterior property maintenance - driveway approach. Section 35-0.2 CONTINUED FROM 11/25/25	6600 W ATLANTIC BOULEVARD
NEW CASES – CODE COMPLIANCE OFFICER CINTRON		
2025-3075	5100 WEST COPANS ROAD LLC Failure to obtain a local business tax receipt - AERIS Section 25-1	5100 W COPANS ROAD # 700
2025-2824	ARRIGO MARGATE J RE MGMT LLC Failure to renew local business tax receipt Section 25-6	2250 N STATE ROAD 7
2025-2946	ROSS BERNARD H/E Failure to obtain a local business tax receipt - FLADD LLC Section 25-1	7560 NW 28 STREET

NEW CASES – CODE COMPLIANCE OFFICER CINTRON (Continued)

2025-3076	BRYDA CENTER LLC Failure to obtain a local business tax receipt – SCOOTERS & SMALL ENGINE Section 25-1	1913 N STATE ROAD 7 # C
2025-3197	EDURADO & OLGA CAMARA Failure to obtain a local business tax receipt – EC COMPLETE HOME IMPROVEMENTS LLC Section 25-1	2608 NW 79 AVENUE
2025-2770	JODY HAWKES Failure to obtain a local business tax receipt – EVERYDAY COURIER SERVICES INC Section 25-1	6237 NW 23 STREET
2025-3141	J & D GOLF PROPERTIES LLC Stagnant water Section 40.355(F)	3011 N ROCK ISLAND ROAD
2025-3142	J & D GOLF PROPERTIES LLC Nuisance - trash/debris Section 33-29	3011 N ROCK ISLAND ROAD
2025-3143	J & D GOLF PROPERTIES LLC Exterior maintenance - failure to repair damaged windows, borders and structures Section 40.355(C)(2)	3011 N ROCK ISLAND ROAD
2025-3150	J & D GOLF PROPERTIES LLC Exterior maintenance - damaged awnings Section 40.355(C)(6)	3011 N ROCK ISLAND ROAD
2025-3152	J & D GOLF PROPERTIES LLC Exterior maintenance - failure to maintain exterior structures Section 40.355(C)(5)	3011 N ROCK ISLAND ROAD
2025-3160	J & D GOLF PROPERTIES LLC Boarded up buildings Section 40.355(K)	3011 N ROCK ISLAND ROAD
2025-3168	J & D GOLF PROPERTIES LLC Exterior maintenance - failure to maintain walkways and sidewalks Section 40.355(C)(14)	3011 N ROCK ISLAND ROAD
2025-3169	J & D GOLF PROPERTIES LLC Landscape maintenance - failure to edge lawn Section 40.704(L)(6)	3011 N ROCK ISLAND ROAD
2025-3178	J & D GOLF PROPERTIES LLC Repeat overgrown grass Section 22-1 (1/3/23; 9/10/24; 10/22/25)	3011 N ROCK ISLAND ROAD

NEW CASES – CODE COMPLIANCE OFFICER CINTRON (Continued)

2025-3179	J & D GOLF PROPERTIES LLC Repeat landscape maintenance - Accumulation of dead plant material Section 40.355(H)(1) (10/23/24; 10/22/25)	3011 N ROCK ISLAND ROAD
2025-3188	J & D GOLF PROPERTIES LLC Repeat failure to provide maintenance to parking lot. Section 40.355(G) (12/13/22; 9/10/24; 10/22/25)	3011 N ROCK ISLAND ROAD
2025-2952	TMT PROPERTIES-BANKS ROAD LLC Failure to obtain a local business tax receipt - MISTER SPARKY. Section 25-1	1595 BANKS ROAD
2025-2953	TMT PROPERTIES-BANKS ROAD LLC Failure to obtain a local business tax receipt - BENJAMIN FRANKLIN PLUMBING. Section 25-1	1595 BANKS ROAD
2025-2956	TMT PROPERTIES-BANKS ROAD LLC Failure to obtain a local business tax receipt - A & J LUXURY MARBLE, GRANITE & QUARTZ Co Section 25-1	1645 BANKS ROAD
2025-2678	TS MARGATE CENTER LLC Failure to obtain a local business tax receipt – EMPIRE MODERN FURNITURE Section 25-1	2424 N STATE ROAD 7
2025-2957	VVS LLC Failure to obtain a local business tax receipt - ABUNDANT LIFE CHRISTIAN CENTRE INC Section 25-1	1811-1813 BANKS ROAD
2025-3495	WOODLANDS AT CAROLINA HOMEOWNER Repeat failure to provide maintenance to canal easement. Section 40.355(J) (1/7/25; 12/11/25)	NW 30 STREET

NEW CASES – CODE COMPLIANCE OFFICER FIGUEROA

2025-1290	MARGATE AUTO CENTER LLC Off-street parking, loading, and driveways. Section 40.705 CONTINUED FROM 12/16/25	1917 N STATE ROAD 7
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NEW CASES – CODE COMPLIANCE OFFICER GALARZA

2025-3158	JOHN BLOOM Dirty/discolored driveway Section 40.355 (g)	1070 NW 69 AVENUE
2025-3155	SYLVIA LYNNE HESS Dirty/discolored driveway Section 40.355 (g)	1045 NW 69 AVENUE

NEW CASES – CODE COMPLIANCE OFFICER GALARZA (Continued)

2025-3156	SYLVIA LYNNE HESS Clean/paint Section 40.355 (C)	1045 NW 69 AVENUE
2025-3182	JANELLE & GERMAINE NIXON Dirty roof Section 40.355 (C)	7551 VISCAYA CIRCLE
2025-3139	CHRISTINA ISABEL SANTANA H/E Dirty/discolored driveway Section 40.355 (g)	970 NW 69 AVENUE

NEW CASES – CODE COMPLIANCE OFFICER HARRIS

2025-3369	OSCAR A RESTREPO ALVAREZ Register Rental Property Section 9-43	6175 SOUTHGATE BOULEVARD
2025-3321	ATLAS INTERNATIONAL FREIGHT FORWARDING USA INC Register Rental Property. Section 9-43	651 SW 56 AVENUE
2025-3322	ATLAS INTERNATIONAL FREIGHT FORWARDING USA INC Prohibited commercial vehicle (box truck) in residential area. . Section 26-2 COMPLIED	651 SW 56 AVENUE
2025-3346	TOMAS DIAZ Register Rental Property Section 9-43	6173 SW 1 STREET
2025-2535	GRANTFUTURE LLC Prohibited use - recovery residence. Section 40.510 (B) CONTINUED FROM 12/16/25	272 NW 78 AVENUE
2025-3289	M & ROSARIO GUIRADO Register Rental Property Section 9-43	265 NW 77 AVENUE
2025-3172	LAKEWOOD ON THE GREEN CONDO 1 ASSN INC. Unmaintained driveway approach. Section 35-0.2	5545 LAKEWOOD CIRCLE N
2025-3355	M & Z HOLDINGS INC Register Rental Property Section 9-43	6147 SW 2 STREET
2025-3345	MARKAWI ENTERPRISE INC Register Rental Property Section 9-43	6307 SW 1 STREET

NEW CASES – CODE COMPLIANCE OFFICER HARRIS (Continued)

2025-3121	PHD DEVELOPMENT LLC Application expired 4/5/2025. Section 9-41	224 NW 79 TERRACE
2025-3299	VICKEY PROSPERE H/E Vehicle does not have affixed a current automobile license tag Section 40.352	890 SW 50 AVENUE
2025-3300	VICKEY PROSPER H/E Inoperable vehicle Section 40.352	890 SW 50 AVENUE
2025-3274	RO INVESTMENT GROUP INC Register Rental Property Section 9-43	201 NW 80 TERRACE
2025-3349	S & B HARDAT REV TR Register Rental Property Section 9-43	6141 SW 1 STREET
2025-3303	DWIGHT A TULLOCH Remove junk, trash, debris, from front of property Section 33-29	5501 SW 6 COURT
2025-3304	DWIGHT A TULLOCH Remove hurricane shutters. Open all hurricane shutters throughout entire property Section 40.355(K)	5501 SW 6 COURT
2025-3375	R L & JEAN WOOTEN Register Rental Property Section 9-43	6103 SW 2 STREET
2025-3372	DAVID A YESBICK Register Rental Property Section 9-43	6155 SW 2 STREET

NEW CASES – CODE COMPLIANCE OFFICER MIKOLAJCZAK

2025-2694	BAID CAPITAL INC Dirty fence or re-paint the fence from discoloration Section 40.355(C)(4) CONTINUED FROM 12/16/25	6420 HARBOR BEND
2025-2696	BAID CAPITAL INC Non-compliance with rental registration requirements. Section 9-43 CONTINUED FROM 12/16/25	6420 HARBOR BEND
2025-2617	VEESHESHTA PERSAD Pressure or chemical clean roof and repair. Section 40.355(C)(3)	3129 CAPE CIRCLE

NEW CASES – CODE COMPLIANCE OFFICER MIKOLAJCZAK (Continued)

2025-2472	MARCIA SAYLES Failed to Register Property Section 9-43	6931 NW 34 STREET
2025-2881	SHANNON THOMAS Pressure or chemical clean roof and. Section 40.355(C)(3)	6276 HARBOR BEND

NEW CASES – INSPECTOR STUBBINS

2025-200010	CHRIS ORSINI, H/E ET AL Tree removal permit requirements not met. Section 40.704 (N)(6)(j)(iv)(f)	133 NW 78 AVENUE
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NEW CASES – CODE COMPLIANCE OFFICER VALBRUN

2025-3122	NERLANDE BELIDOR H/E Dirty fence Please clean and paint the fence of the property Section 40.355(C)(4)	7456 VISCAYA CIRCLE
2025-3278	ANETTA P CAMPBELL Discolored roof and fascia. Section 40.355(C)	1645 NW 68 AVENUE
2025-3279	ANETTA P CAMPBELL Unmaintained building exterior Please clean and paint all the exterior surfaces of the house. Section 40.355(C)	1645 NW 68 AVENUE
2025-2999	WILLIAM J HUCKINS Building maintenance - clean/paint roofs. Section 40.355 (C)(3) CONTINUED FROM 12/16/25	6150 ROYAL PALM BOULEVARD
2025-3000	WILLIAM J HUCKINS Tree trimming over sidewalk/street/canal Section 40.704(L) CONTINUED FROM 12/16/25	6150 ROYAL PALM BOULEVARD
2025-3001	WILLIAM J HUCKINS Driveway maintenance - clean driveway Section 40.355(G) CONTINUED FROM 12/16/25	6150 ROYAL PALM BOULEVARD
2025-3002	WILLIAM J HUCKINS Nuisance on Land (junk/trash/debris) Section 33-29 CONTINUED FROM 12/16/25	6150 ROYAL PALM BOULEVARD
2025-3003	WILLIAM J HUCKINS Exterior maintenance - clean/paint walls and exterior surfaces Section 40.355 (C) CONTINUED FROM 12/16/25	6150 ROYAL PALM BOULEVARD
2025-3127	ANTHONY J LAMBUTIS Building maintenance (Roofs) Please clean or paint the roof and roof component(fascia). Section 40.355(C)(3)	6825 NW 15 STREET

NEW CASES – CODE COMPLIANCE OFFICER VALBRUN (Continued)

2025-3277	DOROTHY LOMBARDI H/E Address on building (displayed/contrasting color). Section 40.355(C)(4)	1625 NW 68 AVENUE
2025-3531	RICHARD SANTILLI Permits shall be required for tents, canopies, and air supported structures. Section 15-14	6350 MARGATE BOULEVARD
2025-3532	RICHARD SANTILLI Vehicle does not have affixed a current automobile license tag Section 40.352	6350 MARGATE BOULEVARD
2025-3533	RICHARD SANTILLI Junk/trash/debris on property. Section 33-29	6350 MARGATE BOULEVARD
2025-3534	RICHARD SANTILLI Unmaintained building exterior Please clean the Awnings or hurricane shutters of the house. Section 40.355(C)	6350 MARGATE BOULEVARD
2025-3016	JAIME H/E & LOUIS ZOLLO Building maintenance - clean/paint roofs. Section 40.355 (C)(3) CONTINUED FROM 12/16/25	6925 NW 14 PLACE

MOTION FOR RECONSIDERATION OF FINE

APPLICANT: KERRI-ANN McLEOD

RESPONDENT: WINFIELD GARDENS SOUTH CONDO

ADDRESS: 6500 WINFIELD BOULEVARD

- 2023-100293 for non-compliance with building safety inspection report.

APPLICANT: KERRI-ANN McLEOD

RESPONDENT: WINFIELD GARDENS SOUTH CONDO

ADDRESS: 6510 WINFIELD BOULEVARD

- 2023-100294 for non-compliance with building safety inspection report.

APPLICANT: KERRI-ANN McLEOD

RESPONDENT: WINFIELD GARDENS SOUTH CONDO

ADDRESS: 6560 WINFIELD BOULEVARD

- 2023-100296 for non-compliance with building safety inspection report.

APPLICANT: SHERLIE JOSEPH **CCO GALARZA**

RESPONDENT: SHERLIE JOSEPH

ADDRESS: 1580 NW 66 AVENUE

- 2018-1701 for repeat dirty/unsanitary pool
- 2018-1702 for repeat nuisance (junk/trash/debris) on property.

APPLICANT: JOSEPH TAORMINA, ESQ FOR VERNELL THOMAS ROBERTS **CCO BELBACK**

RESPONDENT: DOCK & CELIA ROBERTS/RODNEY THOMPSON LEDEMIA ROBERTS

ADDRESS: 190 SW 78 AVENUE

- 2008-0351 for an unregistered vessel
- 2008-0352 for a boat trailer with an expired tag.
- 2012-2667 for an inoperative trailer
- 2012-2668 for a trailer with no tag
- 2012-2670 for nuisance on property
- 2016-0296 vehicle with an expired tag

APPLICANT: PEGGIE PERRY **CCO MIKOLAJCZAK**

RESPONDENT: JANET THOMAS EST

ADDRESS: 3056 GREEN TURTLE PLACE

- 2025-2028 for exterior building maintenance (discolored roof)
- 2025-2029 for exterior premises maintenance (discolored driveway)

CASES IN COMPLIANCE AS OF 1/14/26

NEW CASES – CCO BALLESTEROS

25-2550	WINA APPOLON H/E	191 SW 76 AVE
	Local business tax receipt needed for PRETTY PREMIUM LLC.	
	Section 25-1	
2025-2955	CVS 2758 MARGATE LLC	255 S STATE ROAD 7
	Dead/Sparse areas on lawn. Lawn needs to be restored to a healthy living condition.	
	Section 40.704.(E).(1).(e)	
2025-2804	MARTEX FOOD SERV FL INC	6590 W ATLANTIC BOULEVARD
	Dead/Sparse areas on lawn. Lawn needs to be restored to a healthy living condition.	
	Section 40.704.(E).(1).(e)	
2025-2807	MARTEX FOOD SERV FL INC	6590 W ATLANTIC BOULEVARD
	Dumpster enclosure needs repair. Broken gate.	
	Section 40.355.(C)	

NEW CASE – CODE COMPLIANCE OFFICER BELBACK

2025-2856	JOANMANUEL DE JESUS	1023 SW 49 WAY
	Repeat Rental Registration Sec. 9-43	
	Section 9-43	
2025-2853	JOANMANUEL DE JESUS	1023 SW 49 WAY
	Grass/sod required	
	Section 40.704(E)(1)(e)	

NEW CASES – CCO GALARZA

2025-3157	JOHN BLOOM	1070 NW 69 AVENUE
	Exterior maintenance remove unused/discarded items Remove all items stored on the exterior of the house.	
	Section 40.355 (C)	
2025-3140	ALAN GOLDBERG	955 NW 69 AVENUE
	Dirty/discolored driveway	
	Section 40.355 (g)	
2025-3183	JANELLE & GERMAINE NIXON	7551 VISCAYA CIRCLE
	Dirty/discolored driveway	
	Section 40.355 (g)	

NEW CASES – CCO HARRIS

2025-3341	1008SWMGMTCORP	1008 SW 61 AVENUE
	Register Rental Property	
	Section 9-43	
2025-3306	1KOR HOLDING LLC	5572 SW 6 COURT
	Register Rental Property	
	Section 9-43	
2025-3307	1KOR HOLDINGS LLC	5567 SW 6 COURT
	Register Rental Property	
	Section 9-43	
2025-3244	JOSE M FIGUEIREDO	607 S STATE ROAD 7 #2B
	Register Rental Property	
	Section 9-43	
2025-3285	FAIKA FORTUNE	173 NW 78 AVENUE
	Register Rental Property	
	Section 9-43	
2025-3367	ANNA JARUSZEWSKI REV TR	6156 SW 2 STREET
	Register Rental Property	
	Section 9-43	
2025-3281	BLONDYNE LOUIS	257 NW 79 AVENUE
	Register Rental Property	
	Section 9-43	
2025-3357	M & Z HOLDINGS INC	6147 SW 2 STREET

Remove all materials, or devices associated with commercial or industrial use from trailer.
Section 26-2

2025-3347 MICHEL MANH NGUYEN 6165 SW 1 STREET
Register Rental Property
Section 9-43

2025-3276 SE HOMES 272 NW 79 LLC 272 NW 79 AVENUE
Register Rental Property
Section 9-43

2025-3174 R A & MELINA L SHATTUCK 5130 SW 6 COURT
Certificate of rental property inspection is required.
Section Sep-39

CCO MIKOLAJCZAK

2025-2882 SHANNON THOMAS 6276 HARBOR BEND
Cut and maintain and edge overgrown grass and weeds below 6 inches.
Section 22-1

2025-2883 SHANNON THOMAS 6276 HARBOR BEND
It's prohibited to leave an inoperative vehicles on public or private property.
Section 40.352