



City of Margate
Special Magistrate Hearing Docket

APRIL 28, 2026,

2:00 PM

CASE #	RESPONDENT	SITE ADDRESS
CODE COMPLIANCE OFFICER BALLESTEROS		
2026-0398	COCONUT SQUARE REALTY CO LTD Trash and litter throughout property. Section 33-29	4970-4998 W ATLANTIC BOULEVARD
2026-0672	EDUARDO JEWELER INC Prohibited commercial vehicle Section 26-2	301 N STATE ROAD 7
2026-0673	EDUARDO JEWELER INC Unmaintained premises - leaning traffic sign Section 40.355.(C)	301 N STATE ROAD 7
2026-0215	BRUCE D & EILEEN L GOLDENBERG Unpermitted sign. Section 40.706(Q)	7150 W ATLANTIC BOULEVARD
2026-0223	HUM LLC Overgrown lawn/landscaping. Section 22-1	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) CONTINUED FROM 2/24/26	6590 W ATLANTIC BOULEVARD
2025-3441	SCI FUNERAL SERVICES OF FL LLC Unmaintained premises – reseal/restripe parking lot. Section 40.355(G)	1 N STATE ROAD 7
2025-3442	SCI FUNERAL SERVICES OF FL LLC Install mulch or decorative stone to all landscaped areas. Section 40.704.(I)	1 N STATE ROAD 7

CODE COMPLIANCE OFFICER BELBACK

2026-0185	FOUNTAIN ARIEL ENTERPRISES LLC Grass/sod required to cover bare areas of yard Section 40.704(E)(1)(e)	6355 SOUTHGATE BOULEVARD
2026-0188	FOUNTAIN ARIEL ENTERPRISES LLC Grass/weeds encroaching into public sidewalk Section 35-0.3.	6355 SOUTHGATE BOULEVARD
2026-0585	VIVIANE NOYA Repeat grass/sod required in swale area Section 40.704(E)(1)(e) (5/17/22; 2/26/26)	5599 SW 7 PLACE

CODE COMPLIANCE OFFICER CINTRON

2026-0573	E M I ENTERPRISES INC Inoperative vehicle on property Section 40.352 COMPLIED	2950 N STATE ROAD 7
2026-0574	E M I ENTERPRISES INC Inoperative vehicle on property Section 40.352	2950 N STATE ROAD 7
2026-0300	ISLE MULTIFAMILY PARTNERS LLC Failure to Provide Maintenance to Perimeter Walls and Structures Section 40.355(C)(5)	5100 W SAMPLE ROAD
2026-0301	ISLE MULTIFAMILY PARTNERS LLC Exhibition of Bare Soil - Failure to provide ground coverage with sod and/or mulch Section 40.704(E)(1)	5100 W SAMPLE ROAD
2026-0302	ISLE MULTIFAMILY PARTNERS LLC Failure to Edge Lawn Section 40.704(L)(6)	5100 W SAMPLE ROAD
2026-0590	KLM HOLDING GROUP INC Inoperative vehicle on property Section 40.352 COMPLIED	2922 N STATE ROAD 7
2026-0591	KLM HOLDING GROUP INC Inoperative vehicle on property Section 40.352 COMPLIED	2922 N STATE ROAD 7
2026-0592	KLM HOLDING GROUP INC Inoperative vehicle on property Section 40.352 COMPLIED	2922 N STATE ROAD 7

CODE COMPLIANCE OFFICER FIGUEROA

2026-0602	COCOGATE PARTNERS LTD/ TIRES PLUS Prohibited signs - wind feathers, banners, car signs Section 40.706(Q)	1340 N. STATE ROAD 7
2025-2958	PILJAN FOODS INC. Prohibited outside storage (tires, car parts, etc.) Section 40.554(A) CONTINUED FROM 3/24/26	1840 - 1860 N STATE ROAD 7
2025-2959	PILJAN FOODS INC. Off street parking, loading and driveways Section 40.705(F) CONTINUED FROM 3/24/26	1840 - 1860 N STATE ROAD 7
2025-2960	PILJAN FOODS INC. Commercial vehicles (prohibited parking) Section 26-2 CONTINUED FROM 3/24/26	1840 - 1860 N STATE ROAD 7
2025-3024	SUNSHINE GASOLINE DISTRIBUTORS INC Failure to renew local business tax receipt - MARGATE AUTO REPAIR Section 25-6 CONTINUED FROM 3/24/26	2099 N STATE ROAD 7
2025-3025	SUNSHINE GASOLINE DISTRIBUTORS INC. Operating without a local business tax receipt – CONVENIENCE STORE Section 25-1 CONTINUED FROM 3/24/26	2099 N STATE ROAD 7

CODE COMPLIANCE OFFICER GALARZA

2026-0562	EFTHEMIA BARAKAKOS Rental property registration required Section 15950	7600 NW 4 PLACE #207
2026-0013	DARLENA CHEN ET AL Exterior maintenance roof Section 40.355 (3) CONTINUED FROM 3/24/26	1882 SEVILLE STREET
2026-0606	MARIA CORREA Prohibited residence Section 40.351	603 MAPLE DRIVE
2026-0453	LOUIS JONAS ET AL Storage in residential area Section 40.454	1204 E RIVER DRIVE
2026-0563	MARCI KATZ Rental property registration required Section 15950	7600 NW 5 COURT #202
2026-0669	LUCTES CEVERT PROPERTIES LLC Improperly stored vehicle (notag/expired tag) Section 40.452	731 NW 65 AVENUE

CODE COMPLIANCE OFFICER GALARZA (Continued)

2026-0192	ORIOLE CONDOMINIUM ONE CLUB INC Exterior maintenance -unsafe floors/landing throughout Section 40.355 (C)	7777 GOLF CIRCLE DRIVE
2026-0707	MOHAMED M SULAMAN Prohibited commercial vehicle in residential area Section 26-2 COMPLIED	485 NW 70 WAY
2026-0730	MOHAMED M SULAMAN Abandoned vehicle/expired tag Section 40.352	485 NW 70 WAY 33063-4312
2026-0635	TROPICAL VIEW LLC Unmaintained trash container areas/ bulky items Section 40.355 (E) COMPLIED	6095 NW 8 STREET
2025-3414	APRIL WILLIAMS ET AL Landscape maintenance Section 40.704 (L) CONTINUED FROM 3/24/26	6720 MARGATE BOULEVARD

CODE COMPLIANCE OFFICER MIKOLAJCZAK

2026-0350	JAMES THOMAS III & TONYA DAVIS Unmaintained building exterior - discoloration, mildew exterior walls. Section 40.355(C)(1)	6184 MOHAWK TERRACE
2026-0324	ALVARO VARGAS ET AL Grass / Sod required throughout lawn. Section 40.704 (E)(1)(e)	6246 NAVAJO TERRACE

CODE COMPLIANCE OFFICER VALBRUN

2026-0593	1500 MARGATE LLC Boarded up/shuttered building. Section 40.355(K)	1500 E RIVER DRIVE
2026-0596	1500 MARGATE LLC Unmaintained premises - discolored driveway. Section 40.355(K)	1500 E RIVER DRIVE
2026-0597	1500 MARGATE LLC Unmaintained driveway - potholes Section 40.355(C)(11)	1500 E RIVER DRIVE
2026-0598	1500 MARGATE LLC Dirty fence. Section 40.355(C)(4)	1500 E RIVER DRIVE

CODE COMPLIANCE OFFICER VALBRUN (Continued)

2026-0599	1500 MARGATE LLC Unmaintained building exterior - damaged/discolored awnings	1500 E RIVER DRIVE
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Section 40.355(C)

2026-0600	1500 MARGATE LLC Unmaintained building exterior – damaged windows at the property. Section 40.355(C)	1500 E RIVER DRIVE
2026-0601	1500 MARGATE LLC No address on building (displayed/contrasting color). Section 35-14	1500 E RIVER DRIVE
2026-0584	ALICE K BALLESTEROS No address on building (displayed/contrasting color). Section 35-14	6260 MARGATE BOULEVARD
2026-0586	ALICE K BALLESTEROS Unmaintained building exterior - discolored fascia on the Margate Boulevard side. Section 40.355(C)	6260 MARGATE BOULEVARD
2026-0588	ALICE K BALLESTEROS Sod required for all bare areas throughout the house. Section 40.704 (E)(1)(e)	6260 MARGATE BOULEVARD
2026-0514	BELKYS GUZMAN Repair driveway - cracks and potholes in the driveway. Section 40.355(C)(11)	5800 NW 20TH ST
2026-0515	BELKYS GUZMAN Sod required for all bare areas including under the white van parked in the driveway. Section 40.704 (E)(1)(e)	5800 NW 20TH ST
2026-0516	BELKYS GUZMAN Building maintenance (Rotted fascia). Section 40.355(C)(2)	5800 NW 20TH ST
2026-0517	BELKYS GUZMAN Unused/discarded items in front of the trash cans. Section 33-29	5800 NW 20TH ST
2026-0530	AARON & GLORIA JOYI HENRY Sod required for all bare areas in front of the house. Section 40.704 (E)(1)(e)	5805 NW 20TH ST
2026-0634	TANYA MANSOUR Vehicle without a valid tag - White LINCOLN, 4 door, Florida tag 48E IYQ, expired 03-25. Section 40.352	7358 CYPRESS DR
2026-0468	GERALDO & INDIRA MARTINEZ Discarded items - unused items including plastic buckets in the porch. Section 33-29	1432 E RIVER DRIVE

CODE COMPLIANCE OFFICER VALBRUN (Continued)

2026-0469 GERALDO & INDIRA MARTINEZ 1432 E RIVER DRIVE
Please repair cracks and potholes in the driveway.
Section 40.355(C)(11)

2026-0053 DAVE M & MICHELLE SAYERS 1903 SEVILLE STREET
Dirty fence.
Section 40.355(C)(4)

MOTION FOR ABATEMENT

CODE COMPLIANCE OFFICER BALLESTEROS

2026-0227 HUM LLC W ATLANTIC BOULEVARD
Overgrown lawn/ landscaping.
Section 22-2

MOTION TO VACATE

2025-3055 DAVID & MAUREEN MELTON 6151 SW 4 STREET
Repeat dispute over ownership of the wooden fence between 6151 SW 4 St and 6143 SW 4 St
Section 40.355(C)(4)
(3/22/24; 10/15/25)

MOTION FOR RECONSIDERATION OF FINE

RESPONDENT: ROYAL PALM PLAZA INVESTMENT LLC

APPLICANT: SALVATORE RUSSO

ADDRESS: 7300 ROYAL PALM BOULEVARD

- 2023-0258 for landscape maintenance – dead/decaying trees

RESPONDENT: CSMA FT LLC

APPLICANT: KEVIN DIAZ, ESQ for CSMA FT LLC

ADDRESS: 1013 SW 49 AVENUE

- 2025-0961 for non-compliance with rental registration certificate
- 2025-1090 for unmaintained landscaping – sod required

CASES IN COMPLIANCE AS OF APRIL 21, 2026.

CCO BALLESTEROA

2025-2004 AUTOZONE INC 6650 W ATLANTIC BOULEVARD
Unmaintained landscaping – missing perimeter hedges.
Section 40.704.(L)

CCO BELBACK

2026-0228 MAYELIN VALDES ECHEMENDIA 6570 NW 1 COURT
Gravel driveway erected instead of required landscape feature
Section 40.704(E)(1)(e)

2026-0184 FOUNTAIN ARIEL ENTERPRISES LLC 6355 SOUTHGATE BOULEVARD
Fascia to house has water damage, is dirty and needs to be repainted/
Section 40.355(C)(1)

2026-0186 FOUNTAIN ARIEL ENTERPRISES LLC 6355 SOUTHGATE BOULEVARD
Pavers and old wooden boards stored in yard
Section 33-29

2026-0280 SONIA POSADA FRANCO 5555 SW 7 ST MARGATE
Driveway approach is in disrepair
Section 35-0.2.

2026-0317 SONIA POSADA FRANCO 5555 SW 7 ST MARGATE
Driveway is in disrepair
Section 40.355(C)(11)

2026-0318 SONIA POSADA FRANCO 5555 SW 7 ST MARGATE
Sidewalk needs to be cleaned
Section 40.355(C)(14)

CCO CINTRON

2026-0274 COAST INVESTMENTS LP 7886 W SAMPLE ROAD
Display of prohibited sign – banner
Section 40.706(Q)(4)

CCO GALARZA

2026-0506 HAROLD BRIGGS TR ET AL 1624 E RIVER DRIVE
Rental registration required
Section 15950

2026-0566 PIETRO CATANIA ET AL 7300 NW 5 COURT #201
Rental property registration required
Section 15950

2026-0456 LOUIS JONAS ET AL 1204 E RIVER DRIVE
Rental registration required
Section 15950

CCO HARRIS

2026-0281 KIMBERLY HART 300 SW 67 AVENUE, MARGATE FL
Prohibited commercial vehicle in residential area. Remove vehicles from the rear of property.
Section 26-2

CCO MIKOLAJCZAK

2026-0257 ANNA C ABRIL LIV TR 6426 BUENA VISTA DRIVE
Pressure or chemical clean roof.
Section 40.355(C)(3)

2026-0283 LUIS BELTRAN, H/E ET AL 6271 NAVAJO TERRACE
Grass / Sod required throughout lawn.
Section 40.704 (E)(1)(e)

2026-0248 CHERYL H/E KAISER ET AL 3369 SEABREEZE LANE
Broken/damaged fence.
Section 40.355(C)(4)

2025-3425 ANGELA A TIRU 6725 SCHOONER TER
Pressure or chemical clean roof and maintain in a clean state.

Section 40.355(C)(3)

2026-0255 MICHAEL VELEZ ET AL 3365 BLUE RUNNER LANE
Unmaintained exterior discolored roof.
Section 40.355(C)(3)

CCO VALBRUN

2026-0249 NAVIN DWARIKA ET AL 1704 E RIVER DRIVE
Dirty fence. he fences must be maintained in good condition, free of dirt and discolorations.
Section 40.355(C)(4)

2026-0529 AARON & GLORIA JOYI HENRY 5805 NW 20TH STREET
Broken and dirty fence. Please repair and clean and the fence of the property.
Section 40.355(C)(4)

2026-0531 AARON & GLORIA JOYI HENRY 5805 NW 20TH ST
Repair driveway Please repair cracks and potholes in the driveway. The driveway must be resealed and free of cracks and breaks.
Section 40.355(C)(11)