



City of Margate
Special Magistrate Hearing Docket

MAY 26, 2026,

2:00 PM

CASE #	RESPONDENT	SITE ADDRESS
CODE COMPLIANCE OFFICER BALLESTEROS		
2025-3446	DISCOUNT AUTO PARTS INC Parking lot needs to be resealed and restriped. Section 40.355.(G)	251-281 N STATE ROAD 7
2025-3447	DISCOUNT AUTO PARTS INC Pressure clean sidewalk to remove all discoloration. Section 40.355.(C)	251-281 N STATE ROAD 7
2025-3448	DISCOUNT AUTO PARTS INC Remove landscape overgrowth on monument sign. Section 40.704.(L)	251-281 N STATE ROAD 7
2025-3449	DISCOUNT AUTO PARTS INC Trash and litter needs to be removed. Section 33-29	251-281 N STATE ROAD 7
2025-3450	DISCOUNT AUTO PARTS INC Resod bare areas of lawn. Section 40.704.(E).(1).(e)	251-281 N STATE ROAD 7
2025-3451	DISCOUNT AUTO PARTS INC clean and repaint property walls. Section 40.355.(C)(5)	251-281 N STATE ROAD 7
2025-3452	DISCOUNT AUTO PARTS INC install mulch or decorative stones to all landscaping. Section 40.355.(C)	251-281 N STATE ROAD 7
2025-3453	DISCOUNT AUTO PARTS INC Pressure clean or paint walkway to remove discoloration . Section 40.355.(C)	251-281 N STATE ROAD 7
2025-3454	DISCOUNT AUTO PARTS INC Repair and paint curb stops Section 40.355.(G)	251-281 N STATE ROAD 7

CODE COMPLIANCE OFFICER BELBACK

- 2026-0764 LUELLEN CHAMBERS, H/E ET AL 6777 NW 3 STREET
Repeat no grass (grass/sod required)
Section 40.704(E)(1)(e)
(4/24/23; 3/30/26)
- 2026-0767 LUELLEN CHAMBERS, H/E ET AL 6777 NW 3 STREET
Repeat nuisance on land (appliance and other item being stored in the driveway and side yard)
Section 33-29
(4/24/23; 3/30/26)
- 2026-0362 JOHN H HULTMAN, EST 900 SW 54 AVENUE
Nuisance on land (wooden boards, boats, furniture, other disgarded debris)
Section 33-29
- 2025-0472 JOHN H HULTMAN, EST 900 SW 54 AVENUE
Exterior maintenance (entire house structure and premises to include pool enclosure)
Section 40.355(C)

CODE COMPLIANCE OFFICER CINTRON

- 2026-0132 TIMOTHY M ADAMS ET AL 7658 NW 21 STREET
Failure to provide landscape maintenance
Section 40.355(H)(1)
- 2026-0135 TIMOTHY M ADAMS ET AL 7658 NW 21 STREET
Inoperative vehicle on property
Section 40.352
- 2026-0136 TIMOTHY M ADAMS ET AL 7658 NW 21 STREET
Driveway approach in disrepair
Section 35-0.2
- 2026-0752 BMF PLAZA LLC 3105-3213 N STATE ROAD 7
Prohibited commercial vehicle on property
Section 26-2
- 2026-0782 CENTER BUSINESS PARK LLC 1700 BANKS ROAD
Display of prohibited sign - banner (windfeather)
Section 40.706(Q)(4)
- 2026-0652 IGREJA ASSEMBLEIA DE DEUS EM POMPANO BEACH INC 6101 NW 31 STREET
Prohibited commercial vehicle on property
Section 26-2
- 2026-0500 JAMAT AL-MUM'MINEEN INC 3222 HOLIDAY SPRINGS BOULEVARD
Nuisance - trash and debris
Section 33-29

CODE COMPLIANCE OFFICER CINTRON (Continued)

2026-0503	JAMAT AL-MUM'MINEEN INC Prohibited commercial vehicle on property Section 26-2	3222 HOLIDAY SPRINGS BOULEVARD
2026-0594	KLM HOLDING GROUP INC Display of prohibited sign - banner Section 40.706(Q)	2922 N STATE ROAD 7
2026-0348	PROJECT SUMMIT FUND V LLC Nuisance - trash and debris Section 33-29 COMPLIED	3000 N STATE ROAD 7

CODE COMPLIANCE OFFICER FIGUEROA

2025-2936	TMT PROPERTIES - BANKS ROAD LLC Prohibited parking - inoperative and unregistered vehicles Section 40.705(F)	1593 - 1667 BANKS RD
2025-2937	TMT PROPERTIES - BANKS ROAD LLC Prohibited parking - drive aisles, fire lanes, required landscaped areas, etc. Section 40.705(A)(6)	1593 - 1667 BANKS RD
2025-2938	TMT PROPERTIES - BANKS ROAD LLC Illegally parked commercial vehicles Section 26-2	1593 - 1667 BANKS RD
2025-2939	TMT PROPERTIES - BANKS ROAD LLC Junk, trash and debris Section 33-29	1593 - 1667 BANKS RD
2026-0763	WAL-MART STORES EAST LP Prohibited recreational vehicle - motorhome Section 26-3	5555 W ATLANTIC BLVD

CODE COMPLIANCE OFFICER GALARZA

2026-0743	MARK ALAN LESZCZYNSKI Nuisance on land-junk, trash & debris stored on exterior Section 33-29	6148 NW 20 COURT
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CODE COMPLIANCE OFFICER HARRIS

2025-3310	MICHELLE BRISCAN Bare soil is prohibited. Sod bare areas throughout lawn and swale. Section 40.704(E)(1)(e) CONTINUED FROM 3/24/26	5543 SW 7 STREET
2025-3311	MICHELLE BRISCAN Repair and reseal driveway connection. Section 35-0.2 CONTINUED FROM 3/24/26	5543 SW 7 STREET

CODE COMPLIANCE OFFICER HARRIS (Continued)

2026-0684	DIMAS & ELVIA CONTRERAS Register Rental Property Section 9-43	6112 SW 3 STREET
2026-0686	DIMAS & ELVIA CONTRERAS Register Rental Property Section 9-43	6110 SW 3 STREET
2026-0581	TOMAS DIAZ Certificate of rental property inspection is required. Section 9-39	6173 SW 1 STREET
2026-0583	TOMAS DIAZ Inoperative vehicle without a valid tag (Red Mazda - No Tag). Section 40.352	6173 SW 1 STREET
2026-0197	FAIKA FORTUNE Certificate of rental property inspection is required. Section 9-39	173 NW 78 AVENUE
2026-0154	HUGH A JOHNSON, H/E ET AL Sod bare areas throughout lawn and swale and including under vehicles. Section 40.704(E)(1)(e)	741 SW 49 TERRACE
2026-0205	ELAINE BONILLA MALDONADO Unmaintained driveway approach. Repair and reseal driveway connection. Section 35-0.2	6741 SW 3 STREET
2026-0207	ELAINE BONILLA MALDONADO Certificate of rental property inspection is required. Section 9-39	6741 SW 3 STREET
2026-0567	ELAINE BONILLA MALDONADO ET AL Replace broken leaning fence and panels and clean dirty fence around entire property. Section 40.702	6741 SW 3 STREET
2026-0830	OSCAR & DANA MATTOS Unpermitted home occupation in residential zone. Section 40.614	124 E PALM DRIVE
2026-0539	AZIZ MOHAMMED, H/E ET AL Remove or register and repair inoperative (Black Infiniti - Tag V258PQ Exp 7/11). Section 40.352	6270 SW 4 PLACE
2026-0120	MOHAMED M RUSTAM Clean and/or paint all discolored, exterior surface. Section 40.355(C)	691 KATHY LANE #1-4
2026-0676	VINALS REALTY & MANAGEMENT CORP Register Rental Property. Section 9-43	6251 SW 3 STREET

CODE COMPLIANCE OFFICER MIKOLAJCZAK

- 2026-0423 LAURA ESTELA MACIAS 2921 NW 52 WAY
Improperly Stored Vehicle 40.352 Expired Tags (White RV / Tag: PD51B Exp: 05-25.
Section 40.352
- 2026-0425 LAURA ESTELA MACIAS 2921 NW 52 WAY
Move all non-commercial vehicles to the driveway, backyard, or side yard.
Section 26-3(a)(4)

INSPECTOR STUBBINS

- 2026-200003 K-MAC ENTERPRISES LLC 450 NW 65 TERRACE
Tree removed without a permit.
Section 40.704 (N)(6)(a)

CODE COMPLIANCE OFFICER VALBRUN

- 2026-0637 JANET HUSBAND 6215 NW 16 STREET
Driveway Maintenance. (Reseal the driveway and driveway connection).
Section 40.355(C)(11)
- 2026-0639 JANET HUSBAND 6215 NW 16 STREET
No visible address on building.
Section 35-14
- 2026-0640 JANET HUSBAND 6215 NW 16 STREET
Boarded up/shuttered building.
Section 40.355(K)
- 2026-0641 JANET HUSBAND 6215 NW 16 STREET
Failure to comply with rental registration requirements
Section 9-43
- 2026-0644 JANET HUSBAND 6215 NW 16 STREET
Unmaintained building exterior clean, walls, doors, windows, hurricane shutters.
Section 40.355(C)
- 2026-0646 JANET HUSBAND 6215 NW 16 STREET
Please clean and paint the roof component (fascia) of the house.
Section 40.355(C)(2)
- 2026-0168 MARIE M JOSEPH 7441 SANTA MONICA DRIVE
Building maintenance (Roofs) repair the roof as necessary.
Section 40.355(C)(3)

MOTION FOR ABATEMENT

CODE COMPLIANCE OFFICER BELBACK

2026-0363 JOHN H HULTMAN, EST 900 SW 54 AVENUE
Notice to abate. (unused/discarded items)
Section 22-2

2025-0470 JOHN H HULTMAN, EST 900 SW 54 AVENUE
Notice to abate (unsecure pool enclosure-dirty pool-overgrown vegetation)
Section 22-2

MOTION FOR RECONSIDERATION OF FINE

APPLICANT : WILLIAM ELISE

RESPONDENT: WILLIAM ELISE/DEBORAH YOUNG

ADDRESS: 581 SW 51 AVENUE

- 2018-2060 for landscape maintenance – sod bare areas throughout property.

APPLICANT : JOHN FALCO

RESPONDENT: JOHN FALCO

ADDRESS: 6245 NW 24 COURT

- 2025-3217 for a prohibited commercial vehicle.

APPLICANT : KELLY ANN HALL

RESPONDENT: KELLY ANN HALL

ADDRESS: 7369 GRANADA WAY

- 2026-0161 for driveway maintenance
- 2026-0162 for fence maintenance

CASES IN COMPLIANCE AS OF 5/20/26

CCO CINTRON

2026-0065 ABUNDANT LIFE CHRISTIAN CENTRE INC 7955 ROYAL PALM BOULEVARD
Failure to obtain a local business tax receipt (lbtr)
Section 25-1

2026-0346 PROJECT SUMMIT FUND V LLC 3000 N STATE ROAD 7
Dirty roof
Section 40.355(C)(3)

CCO GALARZA

2026-0899 JASON & JUDENE FORBES 1911 NW 79 TERRACE
Dirty pool/black pool
Section 33-103

2026-0900 JASON & JUDENE FORBES 1911 NW 79 TERRACE
Notice to abate (dirty pool case # 2026-0899)
Section 22-2

2026-0900 JASON & JUDENE FORBES 1911 NW 79 TERRACE
Notice to abate (dirty pool case 2026-0899)
Section 22-2

2026-0665 SISSI SINNING ET AL 6984 NW 8 COURT
Pruning of trees /encroachment over sidewalk
Section 40.704 (L)(3)

2026-0697 MOHAMED M SULAMAN 485 NW 70 WAY
Exterior maintenance
Section 40.355 (C)

CCO HARRIS

2026-0175 ANNA JARUSZEWSKI REV TR ET AL 6156 SW 2 STREET
Certificate of rental property inspection is required.
Section 9-39

2026-0683 AVRAHAM AVSHARA 6132 SW 3 STREET
Register Rental Property
Section 9-43

2026-0677 MAGALIE CHERELLUS, ET AL 6220 SW 3 STREET
Register Rental Property
Section 9-43

2026-0794 PEDRO & MARIETTE DOMINGUEZ 6127 SW 3 STREET
prohibited "commercial vehicle".
Section 26-2

2026-0671 DELORES M GOINS, EST 396 SW 61 AVENUE
Register Rental Property
Section 9-43

2026-0739 RISHI GOOLCHARAN ET AL 6332 SW 2 STREET
Prohibited commercial (semi-truck) vehicle in residential area.
Section 26-2

2026-0244 AMANDA F PECK 314 NW 69 TERRACE
Fences shall be maintained in a good state of repair.
Section 40.702

2026-0790 REYNOLD RAMRATTAN 6131 SW 3 STREET
Cut and maintain hedges at (6) feet in the front of the property
Section 40.704(L)(5)

2026-0541 ROCK TR 4971 SW 7 COURT
Certificate of rental property inspection is required. Property failed inspection.
Section 9-39

2026-0547 ROCK TR 4971 SW 7 COURT
Sod bare areas throughout lawn and swale.
Section 40.704(E)(1)(e)

2026-0118 ROIG CAPITAL LLC 681 KATHY LANE #1-4
Repair and reseal driveway connection.
Section 35-0.2

CCO HARRIS (Continued)

2026-0119 ROIG CAPITAL LLC 681 KATHY LANE #1-4
Repair and reseal driveway.
Section 40.355(G)

2026-0121 MOHAMED M RUSTAM 691 KATHY LANE #1-4
Repair and reseal driveway.
Section 40.355(C)

2026-0122 MOHAMED M RUSTAM 691 KATHY LANE #1-4
Repair and reseal driveway connection.
Section 35-0.2

2026-0245 DENNIS & HELEN L SMYLLIE 301 NW 69 AVENUE
Cut overgrown grass and or weeds.
Section 40.355(J)

2026-0246 DENNIS & HELEN L SMYLLIE 301 NW 69 AVENUE
Cut all grass or weeds in excess of six (6) inches. (back, and sides of property)
Section 22-1

2026-0550 FANDOR SAINT-FELIX 685 SW 51 AVENUE
Register vehicle with valid tag or remove from property (Green Cadillac - No Tag).
Section 40.352

2026-0551 FANDOR SAINT-FELIX 685 SW 51 AVENUE
Register vehicle with valid tag or remove from property (Gray Honda - No Tag).
Section 40.352

2026-0553 FANDOR SAINT-FELIX 685 SW 51 AVENUE
Remove junk, trash, debris, bottles, tires, appliances, etc.
Section 33-29

2026-0720 FANDOR SAINT-FELIX 685 SW 51 AVENUE
Register vehicle with valid tag. (Black Truck partially covered by tarp).
Section 40.352

2026-0609 JACQUELINE SAINVIL ET AL 786 SW 54 AVENUE
Clean and/or paint exterior roof and wall surface.
Section 40.355(C)

2026-0116 V & C RENTAL PROPERTIES LLC 671 KATHY LANE #1-4
Clean and/or paint all discolored exterior surfaces.
Section 40.355(C)

2026-0117 V & C RENTAL PROPERTIES LLC 671 KATHY LANE #1-4
Unmaintained driveway approach. Repair and reseal driveway connection.
Section 35-0.2

2026-0682 OMAR VALENCIA 6142 SW 3 STREET
Rental registration (renewal)
Section 9-43

CCO MIKOLAJCZAK

2026-0350 JAMES THOMAS III & TONYA DAVIS 6184 MOHAWK TERRACE
Unmaintained building exterior - discoloration, mildew exterior walls.
Section 40.355(C)(1) **CONTINUED FROM 4/28/26**

2026-0392 CLENDIA ULYSSE ET AL 5263 NW 30 COURT
Sod bare areas and revive decaying/dying grass.
Section 40.704 (E)(1)(e)