



City of Margate
Special Magistrate Hearing Docket

MAY 27, 2025,

2:00 PM

CASE #	RESPONDENT	SITE ADDRESS
NEW CASES – CODE COMPLIANCE OFFICER BALLESTEROS		
2025-0099	SHILO HASSON Unmaintained sidewalk/walkway. Section 40.355 (C) CONTINUED FROM 4/22/25	6450 W ATLANTIC BOULEVARD
2025-0104	SHILO HASSON Prohibited sign. Section 40.706 (Q) CONTINUED FROM 4/22/25	6450 W ATLANTIC BOULEVARD
2024-3373	MONICA INVESTMENT GROUP INC Unmaintained landscaping - re-sod bare areas throughout property. Section 40.704 (E)(1)(e) CONTINUED FROM 4/22/25	6900 W ATLANTIC BOULEVARD
NEW CASES – CODE COMPLIANCE OFFICER BELBACK		
2025-0766	CSMA FT LLC Non-compliance with rental certificate. Section 9-39	5513 SW 7 STREET
2025-0942	CSMA FT LLC Unmaintained fence - broken & dirty Section 40.355 (C)(4)	5513 SW 7 STREET
2025-0961	CSMA FT LLC Non-compliance with rental certificate. Section 9-39	1013 SW 49 AVENUE
2025-1090	CSMA FT LLC Unmaintained landscaping - sod required. Section 40.704 (E)(1)(e)	1013 SW 49 AVENUE
NEW CASES – BUILDING DEPARTMENT		
2025-100093	APPLEGREEN CONDO APTS 2 Building safety inspection report. Section FBC 110.15	611 S STATE ROAD 7

NEW CASES – BUILDING DEPARTMENT (Continued)

2025-100038	STACY I BETMAN Work without permit - interior remodel in progress Section FBC 105.1	601 NW 80 TERRACE #102
2025-100092	BW BOWLING PROPERTIES LP Building safety inspection report. Section FBC 110.15	2020 N STATE ROAD 7
2025-100083	FAITH BAPTIST CHURCH OF MARGATE FL INC Building safety inspection report. Section FBC 110.15	6950 ROYAL PALM BOULEVARD
2025-100090	MICRON USA CORP Building safety inspection report. Section FBC 110.15	2173 N STATE ROAD 7
2025-100084	LAURENT L LEBLANC MORNIERE ET AL Building safety inspection report. Section FBC 110.15	1441 N STATE ROAD 7
2025-100091	RUPPENTHAL LLC Building safety inspection report. Section FBC 110.15	2333 N STATE ROAD 7
2023-100003	THIERRY G SANTORELLI Work without permit - structure being built sw corner of property; etc Section FBC 105.1	5360 NW 32 STREET
2023-100340	MUOI AI TIET Building safety inspection report. Section FBC 110.15	6100 NW 6 STREET

NEW CASES – CODE COMPLIANCE OFFICER CINTRON

2025-0705	IGREJA ASSEMBLEIA DE DEUS EM POMPARO BEACH INC Unmaintained dumpster area. Section 40.355 (E)(1)	6101 NW 31 STREET
2025-0862	JERMAINE LUGG, H/E ET AL No local business tax receipt - Flawless Journeys LLC Section 25-1	3065 PALM PLACE
2025-0844	MARGATE PROPERTY DEVELOPMENT LLC Nuisance - unused/discarded items - on property. Section 33-29	5415-5425 NW 24 STREET
2024-3683	MARGATE PROPERTY DEVELOPMENT LLC No local business tax receipt - Happy AC Section 25-1 CONTINUED FROM 4/22/25	5425 NW 24 STREET #212

NEW CASES – CODE COMPLIANCE OFFICER CINTRON (Continued)

2025-0845	MARGATE PROPERTY DEVELOPMENT LLC Unmaintained dumpster area. Section 40.355 (E)(1)	5415-5425 NW 24 STREET
2025-0846	MARGATE PROPERTY DEVELOPMENT LLC Unmaintained landscaping - overhanging tree branches Section 40.355 (H)(1)	5415-5425 NW 24 STREET
2025-0033	REMUS REALTY LLC Improperly stored vehicle - inoperable vehicle Section 40.352	2185-2189 N STATE ROAD 7
2025-0037	REMUS REALTY LLC Unmaintained parking lot - potholes/striping/wheelstops Section 40.355 (G)	2185-2189 N STATE ROAD 7
2025-0039	REMUS REALTY LLC Unmaintained landscaping - sod & mulch required. Section 40.704 (E)(1)	2185-2189 N STATE ROAD 7
2025-0041	REMUS REALTY LLC Nuisance - junk car parts/trash & debris - on property. Section 33-29	2185-2189 N STATE ROAD 7

NEW CASES – CODE COMPLIANCE OFFICER FIGUEROA

2024-3029	2057 BUILDING LLC Unmaintained building exterior - faded paint Section 40.355 (C)(1)	2057 N STATE ROAD 7
2025-0425	4701 COCONUT CREEK PARKWAY LLC Unmaintained parking lot. Section 40.355 (G)1	4701 COCONUT CREEK PARKWAY
2025-0427	4701 COCONUT CREEK PARKWAY LLC Unmaintained parking lot. - potholes striping wheelstops) Section 40.355 (G)1	4701 COCONUT CREEK PARKWAY
2025-0655	CENTER BUSINESS PARK LLC Prohibited commercial vehicle in a residential area. Section 26-3 CONTINUED FROM 4/22/25	1690 BANKS ROAD
2025-0656	CENTER BUSINESS PARK LLC Prohibited residence. Section 40.351 CONTINUED FROM 4/22/25	1690 BANKS ROAD
2024-3525	SUN ON PROPERTY INC Unmaintained landscaping - sod bare areas, replace dead plants. Section 40.704 (L) CONTINUED FROM 4/22/25	6301 W ATLANTIC BOULEVARD

NEW CASES – CODE COMPLIANCE OFFICER FIGUEROA (Continued)

2024-3527	SUN ON PROPERTY INC Unmaintained parking lot. Section 40.355 (G) CONTINUED FROM 4/22/25	6301 W ATLANTIC BOULEVARD
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NEW CASES – CODE COMPLIANCE OFFICER HARRIS

2025-0489	GENEVIEVE L MORINIERE REV TR ET AL Unmaintained parking lot - potholes/striping/wheelstops Section 40.355 (G)	1441 N STATE ROAD 7
2025-0603	HELIODORO ALVAREZ DEL PINO ET AL Non-compliance with rental certificate. Section 9-39	607 S STATE ROAD 7 #1G
2025-0883	KIM ASSOON ET AL Non-compliance with rental certificate. Section 9-39	609 S STATE ROAD 7 #1B
2025-0604	CARLOS BOLIVAR ET AL Non-compliance with rental certificate. Section 9-39	601 S STATE ROAD 7 #1I
2025-0724	ARLENE CONATY ET AL Non-compliance with rental registration requirements. Section 9-43	357 N ROCK ISLAND ROAD #307
2025-0612	FULL RACING LLC Non-compliance with rental certificate. Section 9-39	5520 LAKEWOOD CIRCLE
2025-0609	DAVID EZEQUIEL KAHANSKY ET AL Non-compliance with rental certificate. Section 9-39	5515 LAKEWOOD CIRCLE N #113
2025-0608	EDUARDO LOPERA Non-compliance with rental certificate. Section 9-39	605 S STATE ROAD 7 #1B
2025-0613	OUR WORLD USA CORP Non-compliance with rental certificate. Section 9-39	5520 LAKEWOOD CIRCLE N #622

NEW CASES – CODE COMPLIANCE OFFICER MIKOLAJCZAK

2025-0259	JOHN M APGAR Unmaintained building exterior - dirty roof Section 40.355 (C)(3)	2609 NW 79 AVENUE
2025-0260	JOHN M APGAR Unmaintained building exterior - dirt/mold on exterior Section 40.355 (C)	2609 NW 79 AVENUE

NEW CASES – CODE COMPLIANCE OFFICER MIKOLAJCZAK (Continued)

2025-0261	JOHN M APGAR Unmaintained building exterior - discolored front door. Section 40.355 (C)	2609 NW 79 AVENUE
2025-0262	JOHN M APGAR Improperly stored vehicle (silver Cayenne) - no/expired tag. Section 40.352	2609 NW 79 AVENUE
2025-0263	JOHN M APGAR Improperly stored vehicle (silver Silverado) - no/expired tag. Section 40.352	2609 NW 79 AVENUE
2025-0272	LATOYA HENRY- DOWNIE ET AL Unmaintained building exterior - dirty roof Section 40.355 (C)(3)	2620 NW 79 AVENUE
2025-0380	ERNESTO EGAS ET AL Unmaintained building exterior - screen enclosure in disrepair Section 40.355 (C)	2156 NW 76 WAY
2025-0822	SRP SUB LLC Non-compliance with rental certificate. Section 9-39	2670 NW 63 TERRACE

NEW CASES – CODE COMPLIANCE OFFICER NELSON

2024-3673	NARRES & SUZE FENELUS Unmaintained driveway - potholes Section 40.355 (C)(11)	2441 NW 62 AVENUE
2025-0339	JOSEPH SANTALUCIA ET AL Nuisance - unused/discarded items - on property. Section 33-29	7615 NW 22 STREET
2025-0342	JOSEPH SANTALUCIA ET AL Unmaintained fence - dirty. Section 40.355 (C)(4)	7615 NW 22 STREET

NEW CASES – CODE COMPLIANCE OFFICER VALBRUN

2025-0255	ADILEY AGUILA Prohibited residence. Section 40.351 CONTINUED FROM 4/22/25	6249 NW 17 STREET
2025-0370	CSMA FT LLC Unmaintained driveway - repair/reseal Section 40.355 (C)(11)	1620 NW 58 AVENUE
2025-0372	CSMA FT LLC Non-compliance with rental certificate. Section 9-39	1620 NW 58 AVENUE

NEW CASES – CODE COMPLIANCE OFFICER VALBRUN (Continued)

2025-0666	SUSAN A DUFFY ET AL Unmaintained building exterior - discolored roof & fascia Section 40.355 (C)	1680 NW 67 AVENUE
2025-0667	SUSAN A DUFFY ET AL Unmaintained building exterior - dirty window awnings. Section 40.355 (C)	1680 NW 67 AVENUE
2025-0665	GLORIA MAHABEE Boarded up/shuttered building. Section 40.355 (K)	6775 NW 16 STREET
2025-0763	ALBERT JOEL MOJICA CEDANO Unmaintained fence - dirty. Section 40.355 (C)(4)	6342 NW 14 COURT
2025-0932	JOHN M MONTOYA, H/E ET AL Unmaintained fence - dirty/discolored. Section 40.355 (C)(4)	6217 NW 9 COURT

PENALTY CASES – CODE COMPLIANCE OFFICER BELBACK

2024-3649	MONTGOMERY STREET HOMES LLC Non-compliance with rental registration certificate. Section 9-39	264 NW 79 AVENUE
2025-0207	MONTGOMERY STREET HOMES LLC Unmaintained fence. Section 40.355 (C)(4)	264 NW 79 AVENUE
2025-0208	MONTGOMERY STREET HOMES LLC Unmaintained building exterior - discolored roof. Section 40.355 (C)(3)	264 NW 79 AVENUE
2025-0209	MONTGOMERY STREET HOMES LLC Unmaintained landscaping - sod required. Section 40.704 (E)(1)(e)	264 NW 79 AVENUE

PENALTY CASES – CODE COMPLIANCE OFFICER CINTRON

2024-3583	BERNARD MAYER & SONS LLC No local business tax receipt - Markone Contractors LLC Section 25-1	2706 N STATE ROAD 7
2025-0023	COAST INVESTMENTS LP No local business tax receipt - ITM Blood Donation Center Section 25-1	8068 W SAMPLE ROAD
2025-0268	MARGATE 62 LLC No local business tax receipt - The Glass Solutions Section 25-1	2508 NW 62 AVENUE

PENALTY CASES – CODE COMPLIANCE OFFICER CINTRON (Continued)

2024-3636	PEPPERTREE PLAZA LLC No local business tax receipt - Elegant Beauty Supplies and Salon Section 25-1	5504 W SAMPLE ROAD
2025-0064	SVAP III CORAL LANDINGS LLC Safety hazard - hole by mailbox store. Section 40.355 (C)(11)	3200-3470 NW 62 AVENUE
2025-0065	SVAP III CORAL LANDINGS LLC Unmaintained landscaping - dead shrubs/hedges, etc Section 40.704 (L)	3200-3470 NW 62 AVENUE
2025-0067	SVAP III CORAL LANDINGS LLC Unmaintained dumpster enclosure. Section 40.355 (E)(1)	3200-3470 NW 62 AVENUE
2025-0044	WOODLANDS AT CAROLINA HOMEOWNER Unmaintained landscaping - canal/lake easements. Section 40.355 (J)	NW 30 STREET - 484123170960

PENALTY CASES – CODE COMPLIANCE OFFICER FIGUEROA

2025-0567	LAKEWOOD RETAIL LLC Nuisance - unused items/junk, etc - on property. Section 33-29	5413 W ATLANTIC BOULEVARD
2025-0568	LAKEWOOD RETAIL LLC Unmaintained dumpster enclosure. Section 40.355 (E)	5327-5501 W ATLANTIC BOULEVD
2025-0379	R V L CORP Prohibited commercial vehicle in a residential area. Section 26-2	6077-6091 W ATLANTIC BOULEVARD
2024-3526	SUN ON PROPERTY INC Unmaintained landscaping - trim bushes and overhanging tree banches on canal easement. Section 40.355 (J)	6301 W ATLANTIC BOULEVARD
2025-0046	SUNSHINE GASOLINE DISTRIBUTORS INC Prohibited outdoor storage. Section 40.554 (G)	2099 N STATE ROAD 7
2025-0048	SUNSHINE GASOLINE DISTRIBUTORS INC Prohibited parking of inoperative/unregistered vehicles. Section 40.705 (F)	2099 N STATE ROAD 7
2025-0049	SUNSHINE GASOLINE DISTRIBUTORS INC Unmaintained building exterior - discolored exterior walls. Section 40.355 (C)	2099 N STATE ROAD 7

PENALTY CASES – CODE COMPLIANCE OFFICER HARRIS

2024-2690	EAST COAST LAND DEV CORP Non-compliance with rental certificate requirement. Section 9-39 CONTINUED FROM 4/22/25	6400 W ATLANTIC BOULEVARD 16
2024-2716	EAST COAST LAND DEV CORP Non-compliance with rental certificate requirement. Section 9-39 CONTINUED FROM 4/22/25	6400 W ATLANTIC BOULEVARD 8
2024-2717	EAST COAST LAND DEV CORP Non-compliance with rental certificate requirement. Section 9-39 CONTINUED FROM 4/22/25	6400 W ATLANTIC BOULEVARD 6
2024-2718	EAST COAST LAND DEV CORP Non-compliance with rental certificate requirement. Section 9-39 CONTINUED FROM 4/22/25	6400 W ATLANTIC BOULEVARD 5
2024-2719	EAST COAST LAND DEV CORP Non-compliance with rental certificate requirement. Section 9-39 CONTINUED FROM 4/22/25	6400 W ATLANTIC BOULEVARD 3
2024-2720	EAST COAST LAND DEV CORP Non-compliance with rental certificate requirement. Section 9-39 CONTINUED FROM 4/22/25	6400 W ATLANTIC BOULEVARD 23
2024-2721	EAST COAST LAND DEV CORP Non-compliance with rental certificate requirement. Section 9-39 CONTINUED FROM 4/22/25	6400 W ATLANTIC BOULEVARD 22
2024-2722	EAST COAST LAND DEV CORP Non-compliance with rental certificate requirement. Section 9-39 CONTINUED FROM 4/22/25	6400 W ATLANTIC BOULEVARD 15
2024-2723	EAST COAST LAND DEV CORP Non-compliance with rental certificate requirement. Section 9-39 CONTINUED FROM 4/22/25	6400 W ATLANTIC BOULEVARD 10
2024-2724	EAST COAST LAND DEV CORP Non-compliance with rental certificate requirement. Section 9-39 CONTINUED FROM 4/22/25	6400 W ATLANTIC BOULEVARD 1
2024-2697	T & T REAL ESTATE INC Non-compliance with rental certificate requirement. Section 9-39 CONTINUED FROM 4/22/25	6400 W ATLANTIC BOULEVARD 4
2024-2698	T & T REAL ESTATE INC Non-compliance with rental certificate requirement. Section 9-39 CONTINUED FROM 4/22/25	6400 W ATLANTIC BOULEVARD 32

PENALTY CASES – CODE COMPLIANCE OFFICER HARRIS (Continued)

2024-2699	T & T REAL ESTATE INC Non-compliance with rental certificate requirement. Section 9-39 CONTINUED FROM 4/22/25	6400 W ATLANTIC BOULEVARD 29
2024-2700	T & T REAL ESTATE INC Non-compliance with rental certificate requirement. Section 9-39 CONTINUED FROM 4/22/25	6400 W ATLANTIC BOULEVARD 28
2024-2701	T & T REAL ESTATE INC Non-compliance with rental certificate requirement. Section 9-39 CONTINUED FROM 4/22/25	6400 W ATLANTIC BOULEVARD 26
2024-2702	T & T REAL ESTATE INC Non-compliance with rental certificate requirement. Section 9-39 CONTINUED FROM 4/22/25	6400 W ATLANTIC BOULEVARD 25
2024-2703	T & T REAL ESTATE INC Non-compliance with rental certificate requirement. Section 9-39 CONTINUED FROM 4/22/25	6400 W ATLANTIC BOULEVARD 21
2024-2704	T & T REAL ESTATE INC Non-compliance with rental certificate requirement. Section 9-39 CONTINUED FROM 4/22/25	6400 W ATLANTIC BOULEVARD 20
2024-2705	T & T REAL ESTATE INC Non-compliance with rental certificate requirement. Section 9-39 CONTINUED FROM 4/22/25	6400 W ATLANTIC BOULEVARD 2
2024-2706	T & T REAL ESTATE INC Non-compliance with rental certificate requirement. Section 9-39 CONTINUED FROM 4/22/25	6400 W ATLANTIC BOULEVARD 19
2024-2707	T & T REAL ESTATE INC Non-compliance with rental certificate requirement. Section 9-39 CONTINUED FROM 4/22/25	6400 W ATLANTIC BOULEVARD 18
2024-2708	T & T REAL ESTATE INC Non-compliance with rental certificate requirement. Section 9-39 CONTINUED FROM 4/22/25	6400 W ATLANTIC BOULEVARD 17
2024-2709	T & T REAL ESTATE INC Non-compliance with rental certificate requirement. Section 9-39 CONTINUED FROM 4/22/25	6400 W ATLANTIC BOULEVARD 14
2024-2710	T & T REAL ESTATE INC Non-compliance with rental certificate requirement. Section 9-39 CONTINUED FROM 4/22/25	6400 W ATLANTIC BOULEVARD 12

PENALTY CASES – CODE COMPLIANCE OFFICER HARRIS (Continued)

2024-2711	T & T REAL ESTATE INC Non-compliance with rental certificate requirement. Section 9-39 CONTINUED FROM 4/22/25	6400 W ATLANTIC BOULEVARD 11
2024-2691	JOSEPH TORRENTI Non-compliance with rental certificate requirement. Section 9-39 CONTINUED FROM 4/22/25	6400 W ATLANTIC BOULEVARD 9
2024-2692	JOSEPH TORRENTI Non-compliance with rental certificate requirement. Section 9-39 CONTINUED FROM 4/22/25	6400 W ATLANTIC BOULEVARD 31
2024-2693	JOSEPH TORRENTI Non-compliance with rental certificate requirement. Section 9-39 CONTINUED FROM 4/22/25	6400 W ATLANTIC BOULEVARD 30
2024-2694	JOSEPH TORRENTI Non-compliance with rental certificate requirement. Section 9-39 CONTINUED FROM 4/22/25	6400 W ATLANTIC BOULEVARD 27
2024-2695	JOSEPH TORRENTI Non-compliance with rental certificate requirement. Section 9-39 CONTINUED FROM 4/22/25	6400 W ATLANTIC BOULEVARD 24
2024-2696	JOSEPH TORRENTI Non-compliance with rental certificate requirement. Section 9-39 CONTINUED FROM 4/22/25	6400 W ATLANTIC BOULEVARD 7

PENALTY CASES – CODE COMPLIANCE OFFICER VALBRUN

2025-0175	BHANDARI LLC Non-compliance with rental registration requirements. Section 9-43	1500 NW 64 AVENUE
2025-0173	DDV CAPITAL LLC Unmaintained landscaping - overgrown grass throughout property. Section 22-1	5713 SETON DRIVE
2025-0092	MARIO I LLERENA, H/E ET AL Unmaintained landscaping - sod bare areas including swale. Section 40.704 (E)(1)(e)	5812 SETON DRIVE

MOTION FOR RECONSIDERATION OF FINE

APPLICANT: LAURELS AT MARGATE

RESPONDENT: LAURELS AT MARGATE CONDOMINIUMS

ADDRESS(S):

- 340 W Laurel Dr – 2020-100320 for Building Safety Inspection report
- 410 N Laurel Dr – 2021-100352 for Building Safety Inspection report
- 490 N Laurel Dr – 2022-100234 for Building Safety Inspection report
- 480 N Laurel Dr – 2022-100235 for Building Safety Inspection report
- 470 N Laurel Dr – 2022-100236 for Building Safety Inspection report
- 390 E Laurel Dr – 2022-100237 for Building Safety Inspection report
- 380 E Laurel Dr – 2022-100238 for Building Safety Inspection report
- 345 W Laurel Dr – 2022-100239 for Building Safety Inspection report
- 335 W Laurel Dr – 2022-100240 for Building Safety Inspection report
- 370 E Laurel Dr – 2022-100241 for Building Safety Inspection report
- 325 W Laurel Dr – 2022-100242 for Building Safety Inspection report
- 360 E Laurel Dr – 2022-100243 for Building Safety Inspection report
- 350 E Laurel Dr – 2022-100244 for Building Safety Inspection report
- 365 W Laurel Dr – 2022-100245 for Building Safety Inspection report
- 355 W Laurel Dr – 2022-100246 for Building Safety Inspection report

APPLICANT: STEVE KERBEL, ESQ FOR 711 GOLD COAST LLC

RESPONDENT: 711 GOLD COAST LLC

ADDRESS: 711 N STATE ROAD 7

- 2021-1551 for unmaintained landscaping – sod required
- 2021-1553 for unmaintained building – dirty discolored walls
- 2022-0001 for nuisance – junk/trash/debris – on property
- 2022-0002 for unmaintained parking lot

CASES IN COMPLIANCE AS OF 5/16/25

NEW CASES – CCO BELBACK

2025-0267 AVALON COLEMAN ET AL 1002 SW 49 AVENUE
No local business tax receipt - Lights on Electrical Svcs
Section 25-1 **CONTINUED FROM 4/22/25**

2025-0126 WADELER GAY, H/E ET AL 1030 SW 50 TERRACE
No address displayed on house.
Section 35-14 **CONTINUED FROM 4/22/25**

NEW CASES – BUILDING DEPT.

2025-100071 SHILO HASSAN 6450 W ATLANTIC BOULEVARD
Building safety inspection report.
Section FBC 110.15

NEW CASES – CCO CINTRON

2025-0700 VINE INTERNATIONAL MINISTRIES INC 8036 W SAMPLE ROAD
Prohibited commercial vehicle.
Section 26-2

NEW CASES – CCO HARRIS

2025-0717 AKA ASSETS LLC 357 N ROCK ISLAND ROAD #103
Non-compliance with rental registration requirements.
Section 9-43

2025-0722 ELENA MATYUSHOVA 357 N ROCK ISLAND ROAD #401
Non-compliance with rental registration requirements.
Section 9-43

PENALTY CASES – CCO BELBACK

2023-300224 GLAD ANGEL & ASSOCIATES LLC 5729 SETON DRIVE
Operating without business tax receipt.
Section 25-1 **CONTINUED FROM 4/22/25**

2023-3700 GLAD ANGEL & ASSOCIATES LLC 5729 SETON DRIVE
Unpermitted use of the property.
Section 14.2(11) Appendix A **CONTINUED FROM 4/22/25**

PENALTY CASES – CCO CINTRON

2024-3621 COFLO PROPERTIES LP 5200 W SAMPLE ROAD #2
Unmaintained dumpster enclosure.
Section 40.355 (E)(1)

PENALTY CASES – CCO HARRIS

2025-0501 SRP SUB LLC 4972 SW 4 STREET
Non-compliance with rental registration requirements.
Section 9-43

PENALTY CASES – CCO NELSON

2025-0228 JOSE AUGUSTIN CUEVAS, JR 2262 NW 63 AVENUE
Unmaintained landscaping - overgrown grass/weeds - including swale and canal bank
Section 22-1