



City of Margate
Special Magistrate Hearing Docket

DECEMBER 16, 2025

2:00 PM

CASE #	RESPONDENT	SITE ADDRESS
NEW CASES – CODE COMPLIANCE OFFICER BELBACK		
2025-2188	ANSELO CALIX Prohibited commercial vehicle. Section 26-2 CONTINUED FROM 10/28/25	300 SW 68 AVENUE
2025-2189	ANSELO CALIX Nuisance (junk/trash/debris) on property. Section 33-29 CONTINUED FROM 10/28/25	300 SW 68 AVENUE
2025-2190	ANSELO CALIX Landscape maintenance - sod required. Section 40.704 (E)(1)(e) CONTINUED FROM 10/28/25	300 SW 68 AVENUE
2025-2191	ANSELO CALIX Fence maintenance. Section 40.355 (C)(4) CONTINUED FROM 10/28/25	300 SW 68 AVENUE
2025-2192	ANSELO CALIX Exterior maintenance - dirty sidewalk. Section 40.355 (C) CONTINUED FROM 10/28/25	300 SW 68 AVENUE
NEW CASES – BUILDING DEPARTMENT		
2023-100179	ALEXANDRA KOMIS Work without permits - interior alterations/carport enclosure with new window(s)/door installed. Section 105.1 FBC CONTINUED FROM 10/28/25	5797 NW 27 STREET
2025-100262	ALEXANDRA KOMIS Work without permits - new wood fence with gate constructed. Section 105.1 FBC CONTINUED FROM 10/28/25	5797 NW 27 STREET
2024-100063	VIEWPOINTE OF MARGATE CONDOMINIUMS Non-compliance with Building Safety Inspection Report Section 110.14 FBC	5551 LAKESIDE DRIVE (BLDG 2)

NEW CASES – BUILDING DEPARTMENT (Continued)

2024-100065	VIEWPOINTE OF MARGATE CONDOMINIUMS Non-compliance with Building Safety Inspection Report Section 110.14 FBC	5571 LAKESIDE DRIVE (BLDG 4)
2024-100066	VIEWPOINTE OF MARGATE CONDOMINIUMS Non-compliance with Building Safety Inspection Report Section 110.14 FBC	5511 LAKESIDE DRIVE (BLDG 14)
2024-100067	VIEWPOINTE OF MARGATE CONDOMINIUMS Non-compliance with Building Safety Inspection Report Section 110.14 FBC	5501 LAKESIDE DRIVE (BLDG 16)
2024-100068	VIEWPOINTE OF MARGATE CONDOMINIUMS Non-compliance with Building Safety Inspection Report Section 110.14 FBC	5501 LAKESIDE DRIVE (BLDG 17)
2024-100070	VIEWPOINTE OF MARGATE CONDOMINIUMS Non-compliance with Building Safety Inspection Report Section 110.14 FBC	5560 LAKESIDE DRIVE (BLDG 8)
2024-100071	VIEWPOINTE OF MARGATE CONDOMINIUMS Non-compliance with Building Safety Inspection Report Section 110.14 FBC	5520 LAKESIDE DRIVE (BLDG 15)
2024-100072	VIEWPOINTE OF MARGATE CONDOMINIUMS Non-compliance with Building Safety Inspection Report Section 110.14 FBC	5530 LAKESIDE DRIVE (BLDG 13)
2024-100073	VIEWPOINTE OF MARGATE CONDOMINIUMS Non-compliance with Building Safety Inspection Report Section 110.14 FBC	5580 LAKESIDE DRIVE (BLDG 6)
2024-100075	VIEWPOINTE OF MARGATE CONDOMINIUMS Non-compliance with Building Safety Inspection Report Section 110.14 FBC	5550 LAKESIDE DRIVE (BLDG 9)
2024-100076	VIEWPOINTE OF MARGATE CONDOMINIUMS Non-compliance with Building Safety Inspection Report Section 110.14 FBC	5540 LAKESIDE DRIVE
2024-100077	VIEWPOINTE OF MARGATE CONDOMINIUMS Non-compliance with Building Safety Inspection Report Section 110.14 FBC	5531 LAKESIDE DRIVE
2024-100078	VIEWPOINTE OF MARGATE CONDOMINIUMS Non-compliance with Building Safety Inspection Report Section 110.14 FBC	5521 LAKESIDE DRIVE (BLDG 12)

NEW CASES – CODE COMPLIANCE OFFICER FIGUEROA

2025-2948	BELLSOUTH TELECOMMUNICATIONS INC Repeat overgrown grass/weeds. Section 22-1 CONTINUED FROM 11/25/25 (12/11/24; 9/26/25) COMPLIED	5301 COCONUT CREEK PARKWAY
2025-3217	JOHN FALCO Repeat Prohibited commercial vehicle. Section 26-2 (8/6/24; 11/7/25)	6245 NW 24 CT
2025-1290	MARGATE AUTO CENTER LLC Off-street parking, loading, and driveways. Section 40.705	1917 N STATE ROAD 7
2025-1987	YAM MARGATE LLC No local business tax receipt - Grupo Arbol De Vida (AA) Section 25-1 CONTINUED FROM 10/28/25	7604 MARGATE BOULEVARD

NEW CASES – CODE COMPLIANCE OFFICER GALARZA

2025-3008	BISMUTH BRIDGE PROPCO LLC Non-compliance with rental registration requirements. Section 9-43	6969 W ATLANTIC BOULEVARD
2025-3011	BISMUTH BRIDGE PROPCO LLC Remove gravel and replace with sod or acquire permit Section 40.355(C)(13)	6969 W ATLANTIC BOULEVARD
2025-3012	BISMUTH BRIDGE PROPCO LLC Unmaintained building exterior Section 40.355(C)	6969 W ATLANTIC BOULEVARD
2025-3014	BISMUTH BRIDGE PROPCO LLC Broken and dirty fence Section 40.702	6969 W ATLANTIC BOULEVARD

NEW CASES – CODE COMPLIANCE OFFICER HARRIS

2025-3013	JUANA MARINA BLANDON Non-compliance with rental registration requirements. Section 9-43	510 SW 50 AVENUE
2025-2963	MARLENE DELVA, H/E ET AL Prohibited commercial vehicle. Section 26-2 COMPLIED - CONTINUED FROM 11/25/25	5120 SW 6 COURT
2025-2595	SANDRA KATIANA FISSIEN Non-compliance with rental registration requirements. Section 9-43 CONTINUED FROM 11/25/25	6984 NW 1 STREET

NEW CASES – CODE COMPLIANCE OFFICER HARRIS (Continued)

2025-2535	GRANTFUTURE LLC Prohibited use - recovery residence. Section 40.510 (B) CONTINUED FROM 11/25/25	272 NW 78 AVENUE
2025-2181	CLEANA LOUIMA Exterior maintenance - unmaintained driveway approach. Section 35-0.2 CONTINUED FROM 10/28/25	361 SW 69 AVENUE
2025-2182	CLEANA LOUIMA Exterior maintenance - driveway maintenance. Section 40.355 (G) CONTINUED FROM 10/28/25	361 SW 69 AVENUE
2025-1934	OPERATING ASSOCIATION FOR PALM LAKES CONDO Exterior maintenance – pain/clean discolored surfaces Section 40.355 (C)	260 NW 76 AVENUE
2025-2122	SANJAE P PEART Prohibited commercial vehicle. Section 26-2 COMPLIED - CONTINUED FROM 11/25/25	985 SW 51 AVENUE

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)	6420 HARBOR BEND
2025-2696	BAID CAPITAL INC Non-compliance with rental registration requirements. Section 9-43	6420 HARBOR BEND
2025-2369	RAE SCREMMURD Synthetic turf. Section 40.704 (M) CONTINUED FROM 11/25/25	6671 FERN STREET

NEW CASES – CODE COMPLIANCE OFFICER NELSON

2025-1973	RAJENDRA & SUNITA GOONIE Overgrown grass/weeds (including the canal banks and swales) Section 22-1	2525 NW 64 AVENUE
2025-1975	RAJENDRA & SUNITA GOONIE Driveway maintenance - repair driveway (potholes) Section 40.355(C)(11)	2525 NW 64 AVENUE
2025-1104	PAULETTE D RICHARDSON Building maintenance - dirty roof. Section 40.355 (C)(3) CONTINUED FROM 10/28/25	3389 BLUE RUNNER LANE

NEW CASES – CODE COMPLIANCE OFFICER VALBRUN

2025-3062	2018-4 IH BORROWER LP Overgrown grass/weeds (including the canal banks and swales) Section 22-1	1612 W RIVER DRIVE
2025-3063	2018-4 IH BORROWER LP Non-compliance with rental registration requirements. Section 9-39	1612 W RIVER DRIVE
2025-2728	CHARDE BERRY Discolored driveway. Section 40.355 (G) CONTINUED FROM 11/25/25	6257 NW 16 COURT
2025-2730	CHARDE BERRY Discolored roof. Section 40.355 (C)(3) CONTINUED FROM 11/25/25	6257 NW 16 COURT
2025-2999	WILLIAM J HUCKINS Building maintenance - clean/paint roofs. Section 40.355 (C)(3)	6150 ROYAL PALM BOULEVARD
2025-3000	WILLIAM J HUCKINS Tree trimming over sidewalk/street/canal Section 40.704(L)	6150 ROYAL PALM BOULEVARD
2025-3001	WILLIAM J HUCKINS Driveway maintenance - clean driveway Section 40.355(G)	6150 ROYAL PALM BOULEVARD
2025-3002	WILLIAM J HUCKINS Nuisance on Land (junk/trash/debris) Section 33-29	6150 ROYAL PALM BOULEVARD
2025-3003	WILLIAM J HUCKINS Exterior maintenance - clean/paint walls and exterior surfaces Section 40.355 (C)	6150 ROYAL PALM BOULEVARD
2025-3023	MARILYN G VECCHIO Exterior maintenance of structures and premises - roof maintenance Section 40.355 (C)(3)	6945 NW 15 STREET
2025-3016	JAIME H/E & LOUIS ZOLLO Building maintenance - clean/paint roofs. Section 40.355 (C)(3)	6925 NW 14 PLACE

PENALTY CASES – BUILDING DEPARTMENT

2025-100208	KTJZ PARTNERS III, LLC Unsafe structure Section 116.1.1 FBC	3251 N STATE ROAD 7
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PENALTY CASES – BUILDING DEPARTMENT (Continued)

2022-100352 SYLVIA Y ROLLE 1656 W RIVER DRIVE
Work without permit - interior demolition and remodeling in progress.
Section FBC 105.1

PENALTY CASES - CODE COMPLIANCE OFFICER FIGUEROA

2025-1927 1900 MEARS PKWY MARGATE FL LLC 1951-2005 NW 55 AVENUE
Parking lot maintenance - potholes/stripping/wheelstops
Section 40.355 (G) **CONTINUED FROM 11/25/25**

PENALTY CASES – CODE COMPLIANCE OFFICER HARRIS

2025-2120 HARRY CARRISQUILLO ET AL 7431 NW 1 STREET #301
Non-compliance with rental registration certificate requirements.
Section 9-39 **CONTINUED FROM 11/25/25**

2025-1697 OPERATING ASSOCIATION FOR PALM LAKES CONDO 7220 LAKE CIRCLE DRIVE
Exterior maintenance - repair/clean or paint discolored surfaces
Section 40.355 (C) **CONTINUED FROM 11/25/25**

PENALTY CASES – CODE COMPLIANCE OFFICER VALBRUN

2025-1937 MARK ALAN LESZCZYNSKI 6148 NW 20 COURT
Landscape maintenance - sod required in front of house.
Section 40.704 (E)(1)(e) **CONTINUED FROM 8/26/25**

MOTION TO VACATE ORDERS

CODE COMPLIANCE OFFICER HARRIS

2025-1934 LIDDE V PITON 6740 SW 7 STREET
Non-compliance with rental registration requirements.
Section 9-43 **CONTINUED FROM 11/25/25**

CODE COMPLIANCE OFFICER VALBRUN

2025-1827 ANDRE VACHON ET AL 1020 NW 67 AVENUE
Non-compliance with rental registration requirements.
Section 9-43

PARKING CITATION APPEALS

CALL NUMBER	OFFICER	NAMES
9548053666	Nguyen	Kadeem Blake
37-2507-024323	Simmons	Valentina Sierra

MOTION FOR RECONSIDERATION OF FINE

APPLICANT: MICHAEL BALTHAZAR

RESPONDENT: MICHAEL BALTHAZAR

ADDRESS: 6311 NW 16 STREET

- 2024-100371 for work without a permit

APPLICANT: KERRI-ANN McLEOD

RESPONDENT: WINFIELD GARDENS SOUTH CONDO

ADDRESS: 6550 WINFIELD BOULEVARD

- 2023-100295 for the 40-year recertification

APPLICANT: KERRI-ANN McLEOD

RESPONDENT: WINFIELD GARDENS SOUTH CONDO

ADDRESS: 6520 WINFIELD BOULEVARD

- 2023-100290 for the 40-year recertification

APPLICANT: HER-6574 FLORIDA LAND TRUST

RESPONDENT: 976 PALM BEACH SQUARE LLC

ADDRESS: 6574 NW 4 STREET

- 2024-2384 for rental property registration

CASES IN COMPLIANCE AS OF 12/12/25

NEW CASES – CCO FIGUEROA

2025-2444	5850 MARGATE LLC	5850 MARGATE BOULEVARD
	Nuisance (junk/trash/debris) throughout the property.	
	Section 33-29 CONTINUED FROM 11/25/25	

NEW CASES – CCO GALARZA

2025-3097	JEAN R CHERIZOL	1555 NW 65 TERRACE
	Abandoned vehicles	
	Section 40.352	

2025-3037	MARGATE HOLDINGS LLC	6401 LAKESHORE DRIVE
	Non-compliance with rental registration requirements.	
	Section 9-43	

2025-3009	BISMUTH BRIDGE PROPCO LLC	6969 W ATLANTIC BOULEVARD
	Overgrown grass/weeds (including the canal banks and swales)	
	Section 22-1	

PENALTY CASES – CCO GALARZA

2025-2502	BABETTE JOY BALIS, EST	7265 NW 6 COURT
	Boarded up/shuttered building.	
	Section 40.355 (K)(1)(d)	

2025-2503	BABETTE JOY BALIS, EST	7265 NW 6 COURT
	Building maintenance - discolored roof and roof components.	
	Section 40.355 (C)(3)	

PENALTY CASES – INSPECTOR STUBBINS

2025-200004	TWO SIX FAM LIV TR ET AL	3109 VISTA DEL MAR
	Improper pruning - hatracking	
	Section 40.704 (N)(6)(a)	

MOTION FOR ABATEMENT

CODE COMPLIANCE OFFICER GALARZA

2025-3010	BISMUTH BRIDGE PROPCO LLC	6969 W ATLANTIC BOULEVARD
	Overgrown grass	
	Section 22-2	