



City of Margate  
Special Magistrate Hearing docket

FEBRUARY 27, 2024,

2:00 PM

CASE #	RESPONDENT	SITE ADDRESS
<b>NEW CASES – CODE COMPLIANCE OFFICER BALLESTEROS</b>		
2024-0150	LARKIN STREET HOMES LLC Unmaintained landscaping - sod and mulch required throughout property. Section 23-5	6969 W ATLANTIC BOULEVARD
2024-0151	LARKIN STREET HOMES LLC Unmaintained pool - dirty/unsanitary. Section 33-103	6969 W ATLANTIC BOULEVARD
2024-0152	LARKIN STREET HOMES LLC Nuisance - junk/trash/debris accumulating - on property. Section 33-29	6969 W ATLANTIC BOULEVARD
2024-0153	LARKIN STREET HOMES LLC Boarded-up/shuttered house. Section 40.12 Appendix A	6969 W ATLANTIC BOULEVARD
2024-0154	LARKIN STREET HOMES LLC Vehicle without a valid tag. Section 3.10 Appendix A	6969 W ATLANTIC BOULEVARD
2023-3621	EVELYN THOMPSON ET AL Unmaintained landscaping - sod required throughout property and swale. Section 23-5	704 NW 66 AVENUE
2023-3946	JOSE V TORRES ET AL Unmaintained driveway. Section 40.4 Appendix A	870 E RIVER DRIVE
<b>NEW CASES – INSPECTOR BELBACK</b>		
2023-300234	ATLANTIC PLAZA REALTY LLC No local business tax receipt - Health Rush Catering Svc Section 25-1 <b>CONTINUED FROM 1/23/24</b>	6832 W ATLANTIC BOULEVARD
2023-300052	MIDA COMMONS LLC No local business tax receipt - Stop n Smoke Tobacco Shop Section 25-1 <b>CONTINUED FROM 1/23/24</b>	308 S STATE ROAD 7

**NEW CASES – BUILDING DEPARTMENT**

2024-100082	441 & 541 BUILDING LLC Building Safety Inspection report Section FBC 110.15	441 S STATE ROAD 7
2024-100083	441 & 541 BUILDING LLC Building Safety Inspection report Section FBC 110.15	541 S STATE ROAD 7
2024-100037	5100 WEST COPANS ROAD LLC Building Safety Inspection report Section FBC 110.15	5100 W COPANS ROAD - BLDG 1
2024-100038	5100 WEST COPANS ROAD LLC Building Safety Inspection report Section FBC 110.15	5100 W COPANS ROAD - BLDG 2
2024-100081	767 BUILDING LLC Building Safety Inspection report Section FBC 110.15	767 S STATE ROAD 7
2024-100079	777 PROPERTIES Building Safety Inspection report Section FBC 110.15	777 S STATE ROAD 7
2024-100042	ARRIGO MARGATE J RE MGMT LLC Building Safety Inspection report Section FBC 110.15	5410 NW 24 STREET
2023-100473	BELLSOUTH TELECOMMUNICATIONS INC Building Safety Inspection report Section FBC 110.15	5301 COCONUT CREEK PARKWAY
2024-100050	CENTREPOINT PLAZA LTD PRTNR Building Safety Inspection report Section FBC 110.15	1101 BANKS ROAD
2024-100045	CLEVER PLACE CORP Building Safety Inspection report Section FBC 110.15	5060 COCONUT CREEK PARKWAY
2024-100048	FLORIDA COMMUNITY BANK Building Safety Inspection report Section FBC 110.15	5375 W ATLANTIC BOULEVARD
2024-100046	LAKES OF MARGATE APT OWNER LLC Building Safety Inspection report Section FBC 110.15	5750 LAKESIDE DRIVE - BLDG 1
2024-100047	LAKES OF MARGATE APT OWNER LLC Building Safety Inspection report Section FBC 110.15	5750 LAKESIDE DRIVE - BLDG 2

**NEW CASES – BUILDING DEPARTMENT (Continued)**

2024-100084	OAKLAND HILLS SQUARE LLC Building Safety Inspection report Section FBC 110.15	5501 SW 11 STREET
2024-100085	OAKLAND HILLS SQUARE LLC Building Safety Inspection report Section FBC 110.15	5451 SW 11 STREET
2024-100032	PINEBROOK POINTE APTS HOLDINGS Building Safety Inspection report Section FBC 110.15	3495 PINEWALK DR
2024-100051	VILLAGE ON THE LAKE CONDOMINIUMS Building Safety Inspection report Section FBC 110.15	402 LAKESIDE DRIVE - BLDG 1
2024-100052	VILLAGE ON THE LAKE CONDOMINIUMS Building Safety Inspection report Section FBC 110.15	406 LAKESIDE DRIVE - BLDG 2
2024-100053	VILLAGE ON THE LAKE CONDOMINIUMS Building Safety Inspection report Section FBC 110.15	412 LAKESIDE DRIVE - BLDG 3
2024-100054	VILLAGE ON THE LAKE CONDOMINIUMS Building Safety Inspection report Section FBC 110.15	416 LAKESIDE DRIVE - BLDG 4
2024-100056	VILLAGE ON THE LAKE CONDOMINIUMS Building Safety Inspection report Section FBC 110.15	422 LAKESIDE DRIVE - BLDG 5
2024-100057	VILLAGE ON THE LAKE CONDOMINIUMS Building Safety Inspection report Section FBC 110.15	426 LAKESIDE DRIVE - BLDG 6
2024-100058	VILLAGE ON THE LAKE CONDOMINIUMS Building Safety Inspection report Section FBC 110.15	432 LAKESIDE DRIVE - BLDG 7
2024-100059	WOODLAKE ISLES NORTH Building Safety Inspection report Section FBC 110.15	1001-1015 BANKS ROAD - BLDG 3
2024-100060	WOODLAKE ISLES NORTH Building Safety Inspection report Section FBC 110.15	1019-1025 BANKS ROAD - BLDG 1
2024-100061	WOODLAKE ISLES NORTH Building Safety Inspection report Section FBC 110.15	1029-1035 BANKS ROAD - BLDG 2

## NEW CASES – CODE COMPLIANCE OFFICER CINTRON

2023-4209	NERLANDE BELIDOR, H/E ET AL Unmaintained landscaping - sod required throughout property and swale. Section 40.4 Appendix A	7456 VISCAYA CIRCLE
2023-4037	DUSTIN A CLEGHORN ET AL Unmaintained landscaping - overgrown grass Section 22-1	6367 NW 20 COURT
2023-4038	DUSTIN A CLEGHORN ET AL Nuisance - unused/discarded items - on the property. Section 33-29	6367 NW 20 COURT
2023-3885	EGLISE BAPTISTE DE LA RECONCILIATION INC Lighting violation - building and parking lot lights Section 33.2(E) Appendix A <b>CONTINUED FROM 1/23/24</b>	1870 N STATE ROAD 7
2023-4030	YAZURIS M MIRANDA Unmaintained house exterior - discolored exterior surfaces. Section 40.4 Appendix A	6424 NW 20 COURT
2023-3893	JOSEPH ROBERT RAMIREZ Driveway maintenance. (cracks, potholes, etc) Section 40.4 Appendix A <b>CONTINUED FROM 1/23/24</b>	5800 NW 19 COURT
2023-4207	ERICK RAYO Failure to display address on building. Section 35-14	1524 NW 61 AVENUE
2023-4085	RENANIA CORP Unmaintained landscaping - sod required throughout property and swale. Section 23-5	1150 NW 80 AVENUE
2023-4288	DAVID RHY Unmaintained landscaping - overgrown grass and weeds. Section 22-1	7473 SANTA MONICA DR
2023-4289	DAVID RHY Unmaintained landscaping - overgrown trees and bushes. Section 22-1	7473 SANTA MONICA DR
2023-4290	DAVID RHY Inoperable/unregistered vehicle. Section 3.10 Appendix A	7473 SANTA MONICA DR
2024-0142	NEIL RICKETTS Unmaintained pool - dirty/unsanitary. Section 33-103	7552 VISCAYA CIRCLE
2023-4162	LUELLA THOMAS, EST Unmaintained landscaping - overgrown trees and bushes. Section 23-12	1402 E RIVER DRIVE

**NEW CASES – CODE COMPLIANCE OFFICER CINTRON (Continued)**

2023-3647	UNIQORN LLC Unmaintained house exterior - discolored walls. Section 40.4 Appendix A	1612 E RIVER DRIVE
2023-3648	UNIQORN LLC Unmaintained fence. Section 3.14 Appendix A	1612 E RIVER DRIVE
2023-3649	UNIQORN LLC Unmaintained driveway. Section 40.4 Appendix A	1612 E RIVER DRIVE
2023-3650	UNIQORN LLC Unmaintained driveway connection. Section 35-0.2	1612 E RIVER DRIVE
2023-4180	JOSE SANTIAGO URBANO Unmaintained house exterior - damaged awning. Section 40.4 Appendix A	6322 NW 20 STREET
2023-4181	JOSE SANTIAGO URBANO Unmaintained landscaping - overgrown grass Section 22-1	6322 NW 20 STREET
2023-2864	VINE INTERNATIONAL MINISTRIES INC Unmaintained parking lot - potholes and major cracks. Section 40.8 Appendix A	8036 W SAMPLE ROAD

**NEW CASES – CODE COMPLIANCE OFFICER FIGUEROA**

2023-2350	270 MAZEL TOV ESTATE LLC Fence maintenance. (broken and missing) Section 3.14 Appendix A <b>CONTINUED FROM 10/24/23</b>	6319 SOUTHGATE BOULEVARD
2023-2351	270 MAZEL TOV ESTATE LLC House exterior maintenance (missing doors, windows, roof) Section 40.4 Appendix A <b>CONTINUED FROM 10/24/23</b>	6319 SOUTHGATE BOULEVARD
2024-0169	FKH SFR PROPCO B-HLD LP Certificate of rental property inspection required. Section 9-39	6429 FRENCH ANGEL TERRACE
2024-0325	LARKIN STREET HOMES LLC Certificate of rental property inspection required. Section 9-39	6969 W ATLANTIC BOULEVARD

## NEW CASES – CODE COMPLIANCE OFFICER HARRIS

2023-3811	ISRAEL M ALVARADO Unmaintained house exterior - discolored roof and wall surface. Section 40.4 Appendix A	5510 LAKEWOOD CIRCLE N 521
2023-4031	ATLANTIC PALMS CONDO ASSOCIATION Unmaintained lighting throughout property. Section 40.4 Appendix A	400 NW 65 AVENUE
2023-3813	BORA BORA REALTY TR ET AL Unmaintained building exterior - discolored surfaces. Section 40.4 Appendix A	5510 LAKEWOOD CIRCLE N 523
2023-3999	ALICE M CARPENTER Unmaintained fence. Section 3.14 Appendix A	7901 NW 1 STREET
2023-3814	FREDDY COROMOTO SANTIAGO DIAZ Unmaintained house exterior - discolored roof and wall surface. Section 40.4 Appendix A	5510 LAKEWOOD CIRCLE N 524
2023-3808	ELBIOMAGUS LLC Unmaintained exterior surfaces - discolored roof, walls, doors, windows, staircases, sidewalks. Section 40.4 Appendix A	5510 LAKEWOOD CIRCLE N 512
2023-3809	ENCORE REALTY TR ET AL Unmaintained building exterior - discolored surfaces. Section 40.4 Appendix A	5510 LAKEWOOD CIRCLE N 513
2023-4251	ALIETTE FENE ET AL Prohibited commercial vehicle in a residential area. Section 26-2	4931 SW 10 STREET
2023-3810	FLOREN LLC Unmaintained exterior surfaces - discolored roof, walls, doors, windows, staircases, sidewalks. Section 40.4 Appendix A	5510 LAKEWOOD CIRCLE N 514
2023-3812	GGGFL LLC Unmaintained exterior surfaces - discolored roof, walls, doors, windows, staircases, sidewalks. Section 40.4 Appendix A	5510 LAKEWOOD CIRCLE N 522
2023-3785	DAVID N MARTIN Unmaintained landscaping - sod required throughout property and swale. Section 23-5	7590 SW 1 STREET
2023-3786	DAVID N MARTIN Unmaintained fence. Section 3.14 Appendix A	7590 SW 1 STREET

**NEW CASES – CODE COMPLIANCE OFFICER HARRIS (Continued)**

- 2023-3310 ANTHONY MORALES 217 NW 79 TERRACE  
Landscape maintenance - dead/dying grass throughout property  
Section 23-5 **CONTINUED FROM 1/23/24**
- 2023-4252 SHARON POOLE 5791 EDWARDS ROAD  
**Repeat** prohibited commercial vehicle in a residential area.  
Section 26-2  
(8/30/23;12/20/23)
- 2023-3996 MARK C & JANET SALAS 7900 NW 1 STREET  
Fence maintenance.  
Section 3.14 Appendix A
- 2023-4176 SUNSHINE THE SIXTH LLC 6601 NW 1 STREET  
**Repeat** unmaintained landscaping - overgrown grass.  
Section 22-1  
(1/10/23; 9/13/23; 12/4/23)

**NEW CASES – CODE COMPLIANCE OFFICER NELSON**

- 2023-3944 SALVATORE CORBISIERO 3133 VISTA DEL MAR  
Unmaintained fence.  
Section 40.4 Appendix A
- 2023-2674 RICHARD & DEBRA CROFT 2601 NW 62 AVENUE  
Nuisance - unused/discarded items - on the property.  
Section 33-29
- 2023-3977 FKH SFR PROPCO B-HLD LP 6429 FRENCH ANGEL TERRACE  
Unmaintained house exterior - discolored fascia.  
Section 40.4 Appendix A
- 2023-4151 HOLIDAY SPRINGS VILLAGE RECREATION CORP INC 3131 HOLIDAY SPRINGS BLVD  
Unmaintained landscaping - low hanging tree branches  
Section 40.11 Appendix A

**NEW CASES – CODE COMPLIANCE OFFICER VALBRUN**

- 2023-3922 LIAM R BOYLE 4912 SW 11 PLACE  
Fence maintenance.  
Section 40.4 Appendix A **CONTINUED FROM 1/23/24**
- 2023-3911 MICHAEL DELANEY, H/E ET AL 4940 SW 12 STREET  
Landscape maintenance. (sod required)  
Section 23-5 **CONTINUED FROM 1/23/24**
- 2023-4280 TAMEKA GRANT 5100 SW 6 PLACE  
Unmaintained fence.  
Section 40.4 Appendix A

**NEW CASES – CODE COMPLIANCE OFFICER VALBRUN (Continued)**

- 2023-4281 TAMEKA GRANT 5100 SW 6 PLACE  
Unmaintained house exterior - discolored roof and fascia.  
Section 40.4 Appendix A
- 2023-3912 SUSAN MONTERO, H/E ET AL 4916 SW 11 PLACE  
Fence maintenance.  
Section 40.4 Appendix A **CONTINUED FROM 1/23/24**
- 2023-3914 SUSAN MONTERO, H/E ET AL 4916 SW 11 PLACE  
Landscape maintenance. (Overgrown trees)  
Section 23-12 **CONTINUED FROM 1/23/24**

**PENALTY CASES – INSPECTOR BELBACK**

- 2023-300208 1801-1835 MEARS PARKWAY LLC 2150-2148 MEARS PARKWAY  
No local business tax receipt - MFS Designz LLC  
Section 25.4 Appendix A **CONTINUED FROM 1/23/24**
- 2023-300059 CENTREPOINT PLAZA LTD PRTNR 1143 BANKS ROAD  
No local business tax receipt - DK Tech Svcs LLC  
Section 25-1 **CONTINUED FROM 12/19/23**
- 2023-1742 COCOGATE PARTNERS LTD 1308-1350 N STATE ROAD 7  
House exterior maintenance.  
Section 40.4(a) Appendix A **CONTINUED FROM 10/24/23**
- 2023-1744 COCOGATE PARTNERS LTD 1308-1350 N STATE ROAD 7  
House exterior maintenance. (discolored walls)  
Section 40.4 Appendix A **CONTINUED FROM 10/24/23**
- 2023-1745 COCOGATE PARTNERS LTD 1308-1350 N STATE ROAD 7  
Parking lot maintenance.  
Section 40.8 Appendix A **CONTINUED FROM 10/24/23**
- 2023-300215 INFINITY MARGATE 2 LLC 1951-2005 NW 55 AVENUE  
No local business tax receipt - Drywall Interior Solutions  
Section 25-1
- 2023-300131 RUPPENTHAL LLC 2333 N STATE ROAD 7 UNIT M  
No local business tax receipt for Hair Studio Makeover  
Section 25-1 **CONTINUED FROM 12/19/23**

**PENALTY CASES – BUILDING**

- 2023-100335 BILU ORGANIZATION LLC 7432 ROYAL PALM BOULEVARD  
25-Year Building Safety Inspection.  
Section 110.15 FBC
- 2023-100341 BUSINESS FINDERS INC 6221 WEST ATLANTIC BOULEVARD  
25-Year Building Safety Inspection.  
Section 110.15 FBC



**PENALTY CASES – BUILDING (Continued)**

2023-100291	COCO GATE PARTNERS LTD 25-Year Building Safety Inspection. Section 110.15 FBC	1308 NORTH STATE ROAD 7 BLDG 1
2023-100299	COCO GATE PARTNERS LTD 25-Year Building Safety Inspection. Section 110.15 FBC	1308 NORTH STATE ROAD 7 BLDG 2
2023-100328	IGREJA ASSEMBLEIA DE DEUS EM POMPANO BEACH INC 25-Year Building Safety Inspection. Section 110.15 FBC	6101 NW 31 STREET
2023-100297	J & D GOLF PROPERTIES 25-Year Building Safety Inspection. Section 110.15 FBC	3011 NORTH ROCK ISLAND ROAD
2023-100343	LAKEWOOD RETAIL LLC 25-Year Building Safety Inspection. Section 110.15 FBC	550 NORTH STATE ROAD 7
2023-100323	NORTHWEST MEDICAL CENTER INC 25-Year Building Safety Inspection. Section 110.15 FBC	2801 NORTH STATE ROAD 7
2023-100332	NORTHWEST MEDICAL CENTER INC 25-Year Building Safety Inspection. Section 110.15 FBC	2851 NORTH STATE ROAD 7
2023-100324	PALM SPRINGS 111 25-Year Building Safety Inspection. Section 110.15 FBC	7365 NW 18 STREET
2023-100315	R I C PROPERTIES LTD 25-Year Building Safety Inspection. Section 110.15 FBC	3228 HOLIDAY SPRINGS BOULEVARD
2023-100301	TROPICAL VIEW LLC 25-Year Building Safety Inspection. Section 110.15 FBC	6095 NW 8 STREET
2023-100337	WALGREEN CO 25-Year Building Safety Inspection. Section 110.15 FBC	7150 WEST ATLANTIC BOULEVARD
2023-100316	WE FAIRWAYS OF CAROLINA OWNER LLC 25-Year Building Safety Inspection. Section 110.15 FBC	2701 N ROCK ISLAND ROAD BLDG 1
2023-100317	WE FAIRWAYS OF CAROLINA OWNER LLC 25-Year Building Safety Inspection. Section 110.15 FBC	2701 N ROCK ISLAND ROAD BLDG 2

**PENALTY CASES – BUILDING (Continued)**

2023-100290	WINFIELD GARDENS SOUTH CONDOMINIUMS 25-Year Building Safety Inspection. Section 110.15 FBC	6520 WINFIELD BOULEVARD
2023-100293	WINFIELD GARDENS SOUTH CONDOMINIUMS 25-Year Building Safety Inspection. Section 110.15 FBC	6500 WINFIELD BOULEVARD
2023-100294	WINFIELD GARDENS SOUTH CONDOMINIUMS 25-Year Building Safety Inspection. Section 110.15 FBC	6510 WINFIELD BOULEVARD
2023-100295	WINFIELD GARDENS SOUTH CONDOMINIUMS 25-Year Building Safety Inspection. Section 110.15 FBC	6550 WINFIELD BOULEVARD
2023-100296	WINFIELD GARDENS SOUTH CONDOMINIUMS 25-Year Building Safety Inspection. Section 110.15 FBC	6560 WINFIELD BOULEVARD

**PENALTY CASES – CODE COMPLIANCE OFFICER CINTRON**

2023-3864	CARING VILLAGES PROPCO LLC ET AL Landscape maintenance (canal right-of-way) Section 40.11 Appendix A	6810 SW 7 STREET
2023-3878	SAND CASTLE APARTMENTS CONDO House exterior maintenance. (discolored roof) Section 40.4(c) Appendix A	6400 W ATLANTIC BOULEVARD #1
2023-3879	SAND CASTLE APARTMENTS CONDO House exterior maintenance. (discolored walls) Section 40.4(a) Appendix A	6400 W ATLANTIC BOULEVARD #1
2023-3880	SAND CASTLE APARTMENTS CONDO House exterior maintenance. (damaged railing) Section 40.4(6) Appendix A	6400 W ATLANTIC BOULEVARD #1
2023-3881	SAND CASTLE APARTMENTS CONDO Driveway maintenance. (cracks, potholes, etc) Section 40.8 Appendix A	6400 W ATLANTIC BOULEVARD #1
2023-3383	SUN ON PROPERTY INC Sign Code violation - damaged/missing signs Section 40.4(g) Appendix A	6301 W ATLANTIC BOULEVARD

**PENALTY CASES – CODE COMPLIANCE OFFICER HARRIS**

2023-4012	ATLANTIC PALMS CONDOMINIUM ASSN INC Prohibited bulk trash. Section 19-8	400 NW 65 AVENUE
2023-3549	FAIKA FORTUNE Landscape maintenance. (sod required) Section 23-5	173 NW 78 AVENUE
2023-3550	FAIKA FORTUNE House exterior maintenance. (discolored fascia) Section 40.4 Appendix A	173 NW 78 AVENUE
2023-4119	RAUL PEDRAZA ET AL landscape maintenance. (overgrown hedges) Section 27.9 Appendix A	6134 EDWARDS ROAD
2023-2701	JEANNE RIEARA Fence maintenance. (broken fence) Section 3.14 Appendix A <b>CONTINUED FROM 11/28/23</b>	123 NW 60 AVENUE
2023-3560	SUNSHINE THE SIXTH LLC Fence maintenance. Section 3.14 Appendix A	6601 NW 1 STREET
2023-3561	SUNSHINE THE SIXTH LLC unmaintained house exterior (discolored roof/walls/fascia) Section 40.4 Appendix A	6601 NW 1 STREET
2023-3762	SUNSHINE THE SIXTH LLC Annual rental property inspection required. Section 9-38	6601 NW 1 STREET

**PENALTY CASES – CODE COMPLIANCE OFFICER NELSON**

2023-3767	2622 NW 60 AVE LLC Parking lot maintenance. Section 40.4 Appendix A	2622 NW 60 AVENUE
2023-3943	ROBERT J APGAR House exterior maintenance. (damaged roof) Section 40.4(c) Appendix A	7901 NW 29 STREET

**REQUEST FOR ABATEMENT**

**NEW CASES – CODE COMPLIANCE OFFICER BALLESTEROS**

2024-0322	LARKIN STREET HOMES LLC City Abate Section 22-2	6969 W ATLANTIC BOULEVARD
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## REQUEST FOR RECONSIDERATION OF FINE

### COMPLIANCE OFFICER FIGUEROA

**RESPONDENT:** LINDA VAN KLEECK RODRIGUEZ

**APPLICANT:** SAME

**ADDRESS:** 5580 LAKEWOOD CIRCLE S #B

- 2023-2428 for failure to comply with Rental Registration Requirement; Section 9-43

### COMPLIANCE OFFICER HARRIS

**RESPONDENT:** MARY ANN LAURA

**APPLICANT:** SAME

**ADDRESS:** 5380 LAKEWOOD CIRCLE S #B

- 2023-1897 for a vehicle without a valid tag; Section 3.10 Appendix A

**RESPONDENT:** ERICK M RUIZ

**APPLICANT:** SAME

**ADDRESS:** 5524 SW 6 STREET

- 2019-2016 for no street address posted on the building; Section 35-14(a)

### CODE COMPLIANCE OFFICER NELSON

**RESPONDENT :** TEOFILO & VERONIA DUARTE

**APPLICANT:** CARL SHEALY – PIERRE ROOFING

**ADDRESS:** 160 SW 70 WAY

- 2010-0385 for vacant property registration; Section 40.16 Appendix A
- 2010-1752 for unmaintained pool – dirty/unsanitary; Section 33-103
- 2013-1815 for nuisance – unused/discarded items – on property; Section 33-29
- 2013-1816 for unmaintained fence; Section 40.4 Appendix A
- 2013-1817 for unmaintained house exterior – discolored surfaces; Section 40.4 Appendix A
- 2013-1818 for unmaintained landscaping – dead landscape debris; Section 23-12
- 2021-0223 for overgrown grass/weeds; Section 22-1
- 2021-0224 for unmaintained house exterior – broken window; Section 40.16 Appendix A
- 2021-0225 for unmaintained driveway; Section 40.8 Appendix A
- 2021-0226 for unmaintained landscaping – sod required; Section 40.16(c)(d) Appendix A
- 2021-0227 for vacant property registration; Section 40.16 Appendix A
- 2021-0228 for unmaintained landscaping – overgrown trees; Section 23-12(B)(1)(c)
- 2021-0610 for unmaintained fence; Section 3.14(18) Appendix A

### COMPLIANCE OFFICER VALBRUN

**RESPONDENT:** FKH SFR C1 LP

**APPLICANT:** KEVIN DIAZ, ESQ

**ADDRESS:** 6750 NW 7 COURT

- 2023-1040 for unmaintained house exterior – discolored fascia and roof; Section 40.4 Appendix A
- 2023-1042 for unmaintained house exterior – discolored walls, windows, etc.; Section 40.4 Appendix A

## CASES IN COMPLIANCE AS OF 2/21/24

### NEW CASES – BUILDING DEPARTMENT

2024-100033 ALLIANCE XVI LLC 5233 COCONUT CREEK PARKWAY  
Building Safety Inspection report  
Section FBC 110.15

### NEW CASES – CCO CINTRON

2023-4213 MARITZA ABSTENCIO 7389 FLORES WAY  
Unmaintained landscaping – sod required for swale  
Section 40.4 Appendix A

2023-4036 DUSTIN A CLEGHORN ET AL 6367 NW 20 COURT  
Failure to display address on building.  
Section 35-14

2023-4039 DUSTIN A CLEGHORN ET AL 6367 NW 20 COURT  
Unmaintained building exterior – damaged screen door  
Section 40.4 Appendix A

2023-4205 ERICK RAYO 1524 NW 61 AVENUE  
Unmaintained landscaping – overgrown trees and bushes.  
Section 23-12

2023-4206 ERICK RAYO 1524 NW 61 AVENUE  
Unmaintained fence.  
Section 40.4 Appendix A

2023-4233 TROY & DORIS SMITH 1540 NW 62 TERRACE  
Unmaintained driveway connection.  
Section 35-0.2

2023-4199 THOMAS G VAUGHN 1580 W RIVER DRIVE  
Unmaintained landscaping – overgrown grass  
Section 22-1

2023-4200 THOMAS G VAUGHN 1580 W RIVER DRIVE  
Nuisance – unused/discarded items – on the property.  
Section 33-29

### NEW CASES – CCO HARRIS

2023-3625 JOHN A ADRIAN ET AL 804 NW 66 AVENUE  
Unmaintained driveway – repair cracks and potholes and reseal  
Section 35-0.2

2023-4117 RAUL PEDRAZA, H/E ET AL 6134 EDWARDS ROAD  
Unmaintained landscaping – dead tree stump  
Section 40.4 Appendix A

2023-3996 CHAMA THOMPSON 7900 NW 1 STREET  
Unmaintained fence.  
Section 3.14 Appendix A

### NEW CASES – CCO NELSON

2023-2366 SCHAWN D MACALUSO 2662 NW 62 AVENUE  
Unmaintained landscaping – sod required.  
Section 23-5

2023-4192 SVAP III CORAL LANDINGS LLC 3200 NW 62 AVENUE  
Inoperable/unregistered vehicle.  
Section 3.10 Appendix A

### NEW CASES – CCO VALBRUN

2023-3846 BAF ASSETS LLC 5575 SW 8 COURT  
Cont'd to 2/27 Fence maintenance.  
Section 40.4 Appendix A **CONTINUED FROM 1/23/24**

2023-3910 MILTON & MILDRED E BONILLA 6635 SW 3 STREET  
Cont'd to 2/27 House exterior maintenance. (discolored roof and fascia)  
Section 40.4 Appendix A **CONTINUED FROM 1/23/24**

2023-3668	GUILENE DUBOIS Fence maintenance. Section 40.4 Appendix A <b>CONTINUED FROM 1/23/24</b>	4951 SW 5 STREET
2023-3862	FKH SFR PROPCO B HLD LP Unmaintained fence. Section 40.4 Appendix A	6359 SW 1 STREET
2023-3243	JONATHAN ANTONIO FLORES ET AL Inoperative and unregistered trailer. Section 26-3 <b>CONTINUED FROM 1/23/24</b>	1029 SW 49 TERRACE
2023-4016 Cont'd to 2/27	JEAN FREDERIC JEAN-JACQUES ET AL Nuisance (unused/discarded items) on property. Section 33-29 <b>CONTINUED FROM 1/23/24</b>	935 SW 51 AVE

**PENALTY CASES – BUILDING**

2023-100339	223 NASH LLC 25-Year Building Safety Inspection. Section 110.15 FBC	6101 WEST ATLANTIC BLVD
2023-100343	LAKWOOD RETAIL LLC 25-Year Building Safety Inspection. Section 110.15 FBC	550 NORTH STATE ROAD 7

**PENALTY CASES – INSP BELBACK**

2023-300181 2/23 or 2/27 + AF	INFINITY MARGATE 2 LLC No business tax receipt for Elite Pet Distributors LLC Section 25-1 <b>CONTINUED FROM 12/19/23</b>	1951-2005 NW 55 AVENUE
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**PENALTY CASES – CCO CINTRON**

2023-3886 2/23 or 2/27 + AF	1801-1835 MEARS PARKWAY LLC Lighting violation – building and parking lot lights Section 33.2 (E) Appendix A	2200-2248 MEARS PARKWAY
2023-3936 2/23	EARLY LEARNING CENTER OF MARGATE LLC Lighting violation – building and parking lot lights Section 33.2(E) Appendix A	6050 SW 7 STREET
2023-3284	VAN HUTCHINSON, H/E ET AL Landscape maintenance. (sod required) Section 23-5	1797 NW 65 AVENUE
2023-3665	LAKWOOD RETAIL LLC Building maintenance. (cracked and discolored walls) Section 40.4 Appendix A	550 N STATE ROAD 7 #2

**PENALTY CASES – CODE COMPLIANCE OFFICER VALBRUN**

2023-2803	HILARY MONTGOMERY House exterior maintenance—discolored roof and fascia Section 40.4 Appendix A <b>CONTINUED FROM 1/23/24</b>	1150 NW 66 TERRACE
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