



City of Margate  
Special Magistrate Hearing Docket

MARCH 24, 2026,

2:00 PM

CASE #	RESPONDENT	SITE ADDRESS
<b>CODE COMPLIANCE OFFICER BALLESTEROS</b>		
2025-3039	COCONUT SQUARE REALTY CO LTD Reseal and restripe parking lot. Section 40.355.(G)	4970-4998 W ATLANTIC BLVD
2025-3040	COCONUT SQUARE REALTY CO LTD Clean and repair curbstops. Section 40.355.(C)	4970-4998 W ATLANTIC BLVD
2025-3042	COCONUT SQUARE REALTY CO LTD Install mulch or decorative stones to all landscaped areas. Section 40.704.(L)	4970-4998 W ATLANTIC BLVD
2025-1808	SUNSHINE GASOLINE DISTRIBUTORS INC Exterior premises maintenance - reseal/restripe parking lot. Section 40.355 (G) <b>CONTINUED FROM 2/24/26</b>	6600 W ATLANTIC BOULEVARD
2025-1811	SUNSHINE GASOLINE DISTRIBUTORS INC Exterior property maintenance - driveway approach. Section 35-0.2 <b>CONTINUED FROM 2/24/26</b>	6600 W ATLANTIC BOULEVARD
<b>CODE COMPLIANCE OFFICER BELBACK</b>		
2025-3298	HOWARD BENT Improperly stored red Nissan suv in driveway with vehicle bag Section 40.352	340 SW 69 AVENUE
2025-3058	OLIVIA ALEXANDRA DAVIS Wooden fence is dirty and in disrepair Section 40.355(C)(4) <b>CONTINUED FROM 2/24/26</b>	6143 SW 4 STREET
2026-0427	MICHAEL MANFRA ET AL Dirty unmaintained pool needs to be cleaned Section 33-103	6832 NW 2 STREET

**CODE COMPLIANCE OFFICER BELBACK (Continued)**

- 2026-0428 MICHAEL MANFRA ET AL 6832 NW 2 STREET  
Need to clean repair and repaint house fascia  
Section 40.355(C)
- 2026-0450 MICHAEL MANFRA ET AL 6832 NW 2 STREET  
**Repeat** violation of overgrown grass/weeds and bare areas in the yard where grass is required  
Section 40.704(L)  
(9/12/24 ; 2/11/26)
- 2026-0451 MICHAEL MANFRA ET AL 6832 NW 2 STREET  
**Repeat** violation of nuisance on land (junk, trash debris) in the pool yard and driveway area  
Section 33-29  
(9/12/24; 2/11/26)
- 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)
- 2026-0259 KAREAKA SUGGS 6563 NW 1 COURT  
Repair/paint all chipped, discolored and dirty, exterior surfaces including roof, walls and fascia  
Section 40.355(C)

**CODE COMPLIANCE OFFICER CINTRON**

- 2025-2951 AMERICAN FEDERATED TITLE CORP 1411 BANKS ROAD  
Failure to obtain a local business tax receipt - YUMMY CASH AND CARRY LLC  
Section 25-1
- 2025-3525 BERNARD MAYER & SONS LLC 2700-2736 N STATE ROAD 7  
Failure to desist to display prohibited signs - wind feathers  
Section 40.706(Q)

**CODE COMPLIANCE OFFICER FIGUEROA**

- 2025-2980 1189 W RIVER REALTY LLC 1189 W RIVER DRIVE  
Parking lot maintenance  
Section 40.355(G)
- 2025-3339 1189 W RIVER REALTY LLC 1189 W RIVER DRIVE  
No local business tax receipt  
Section 25-1
- 2025-2798 BELLSOUTH TELECOMMUNICATIONS INC. 5301 COCONUT CREEK PKWY  
Exterior maintenance - paint building  
Section 40.355(C)
- 2025-3334 CENTREPOINT PLAZA LTD PRTNR 1101 BANKS ROAD  
Operating without a local business tax receipt - DREAM WIRELESS  
Section 25-1

**CODE COMPLIANCE OFFICER FIGUEROA (Continued)**

2025-3337	CENTREPOINT PLAZA LTD PRTNR Failure to renew local business tax receipt – TDAH Inc Section 25-6	1109 - 1115 BANKS ROAD
2025-3338	CENTREPOINT PLAZA LTD PRTNR Failure to renew local business tax receipt - SIMPLE TRADE Section 25-6	1143 BANKS ROAD
2025-2974	MARGATE WAREHOUSES LLC Operating without a local business tax receipt -ANYTHING AUTOMOTIVE GROUPE INC Section 25-1	5431 NW 15 ST UNIT 5
2025-2948	PILJAN FOODS INC. Prohibited outside storage (tires, car parts, etc.) Section 40.554(A)	1840 - 1860 N STATE ROAD 7
2025-2959	PILJAN FOODS INC. Off street parking, loading and driveways Section 40.705(F)	1840 - 1860 N STATE ROAD 7
2025-2960	PILJAN FOODS INC. Commercial vehicles (prohibited parking) Section 26-2	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	2099 N STATE ROAD 7
2025-3025	SUNSHINE GASOLINE DISTRIBUTORS INC. Operating without a local business tax receipt – CONVENIENCE STORE Section 25-1	2099 N STATE ROAD 7
2025-3026	SUNSHINE GASOLINE DISTRIBUTORS INC Operating without a local business tax receipt - CHEVRON Section 25-1	2099 N STATE ROAD 7

**CODE COMPLIANCE OFFICER GALARZA**

2026-0129	BISMUTH BRIDGE PROPCO LLC N Pool Maintenance Section 33-103 <b>CONTINUED FROM 2/24/26 COMPLIED</b>	6969 W ATLANTIC BOULEVARD
2026-0013	DARLENA CHEN ET AL Exterior maintenance roof Section 40.355 (3)	1882 SEVILLE STREET
2025-3412	WILLIAM A ELLIS, III Dying /dead grass Section 40.704 (E)(1)(e) <b>CONTINUED FROM 2/24/26</b>	850 NW 69 TERRACE

**CODE COMPLIANCE OFFICER GALARZA (Continued)**

2026-0035	MEILI INVESTMENT CORP Rental Property Registration required Section 9-43	7255 NW 8 COURT
2026-0010	RONEIL MORRIS Rental property registration required Section 9-43	7975 NW 8 STREET
2025-3180	MALVIA SCOTT Exterior maintenance Section 40.355 (C)	7496 VISCAYA CIRCLE
2026-0105	SISSI SINNING, H/E ET AL No Address number on exterior wall Section 35-14	6984 NW 8 COURT
2026-0014	JUAN CARLOS SOTELO ET AL Exterior maintenance Section 40.355 ( C )	1883 SEVILLE STREET
2025-3414	APRIL WILLIAMS ET AL Landscape maintenance Section 40.704 (L) <b>CONTINUED FROM 2/24/26</b>	6720 MARGATE BOULEVARD

**CODE COMPLIANCE OFFICER HARRIS**

2026-0282	JEAN PIERRE ALAYA Improperly parked Noncommercial vehicle(s) used for recreational purposes. Section 26-3	132 NW 80 TERRACE
2025-3310	MICHELLE BRISCAN Bare soil is prohibited. Sod bare areas throughout lawn and swale. Section 40.704(E)(1)(e)	5543 SW 7 STREET
2025-3311	MICHELLE BRISCAN Repair and reseal driveway connection. Section 35-0.2	5543 SW 7 STREET
2026-0003	CHRISTIE COVELL Prohibited commercial vehicle in residential area. Remove (bus). Section 26-2	430 SW 64 AVENUE
2025-3606	STEVEN J DAVID ET AL Replace broken leaning fence and panels. Section 40.702	6351 SW 1 STREET
2025-3607	STEVEN J DAVID ET AL Repair, clean and/or paint exterior roof and wall surface. Section 40.355(C)	6351 SW 1 STREET

**CODE COMPLIANCE OFFICER HARRIS (Continued)**

2025-3608	STEVEN J DAVID ET AL Certificate of rental property inspection is required. Section 9-39	6351 SW 1 STREET
2026-0307	ROY J & RUTH E FUSANI Abandoned or inoperative vehicles on public or private property (Black Nissan - No Tag). Section 40.352	6569 NW 1 STREET
2026-0308	ROY J & RUTH E FUSANI Prohibited commercial vehicle in residential area. commercial dump truck. Section 26-2	6569 NW 1 STREET
2025-3492	JOSE GUADALUPE HERRERA Remove or register inoperative blue vehicle. Section 40.352	881 SW 49 TERRACE
2026-0208	DUMEL & MARIE JOSEPH Prohibited commercial vehicle in residential area. commercial box truck. Section 26-2 <b>COMPLIED</b>	6721 SW 3 STREET
2025-3312	WESLEY A MOSS Unmaintained driveway approach. Section 35-0.2	5547 SW 7 STREET
2025-3315	WESLEY A MOSS Prohibited commercial vehicle. (trailer) Section 26-2	5547 SW 7 STREET
2026-0273	WESLEY A MOSS Prohibited commercial vehicle in residential area. commercial box truck Section 26-2 <b>COMPLIED</b>	5547 SW 7 STREET
2025-3542	NICOLE NAU Bare soil is prohibited. Sod bare areas throughout lawn and swale. Section 40.704(E)(1)(e)	310 SW 65 AVENUE
2025-3510	NO NONSENSE INVESTOR LLC Paint and repair exterior walls Section 40.355(C)	5025 SW 9 STREET
2026-0313	JACQUELINE SAINVIL ET AL Register vehicle with valid tag and inflate all tires or remo (Silver Toyota exp 11/24). Section 40.352	786 SW 54 AVENUE,
2026-0314	JACQUELINE SAINVIL ET AL Register vehicle with valid tag or remove from prop (Black Jeep - Tag RKAH14 exp 12/24). Section 40.352	786 SW 54 AVENUE,

**CODE COMPLIANCE OFFICER HARRIS (Continued)**

- 2026-0315 JACQUELINE SAINVIL ET AL 786 SW 54 AVENUE,  
Register and inflate all tires on inoperative (White BMW).  
Section 40.352
- 2026-0316 JACQUELINE SAINVIL ET AL 786 SW 54 AVENUE,  
Register, inflate all tires, and repair broken windows on inoperative (Blue BMW).  
Section 40.352

**CODE COMPLIANCE OFFICER MIKOLAJCZAK**

- 2025-3422 KARL CASE 6694 SALTAIRE TERRACE  
Pressure or chemical clean roof and maintain in a clean state.  
Section 40.355(C)(3)
- 2025-3425 ANGELA A TIRU 6725 SCHOONER TER  
Pressure or chemical clean roof and maintain in a clean state.  
Section 40.355(C)(3)

**CODE COMPLIANCE OFFICER NELSON**

- 2025-2973 DIANA ARENAS ET AL 6272 WINFIELD BLVD  
Grass / sod required. Repair / replace the dead, dying or bare areas.  
Section 40.407(E)(1)(e)
- 2025-2975 DIANA ARENAS ET AL 6272 WINFIELD BLVD  
Driveway maintenance - repair potholes, cracks, deficiencies and reseal the surface  
Section 40.355(C)(11)
- 2025-3170 CHRISTOPHER CEASAR 2583 NW 63 AVENUE  
Dirty / unsanitary pool (green).  
Section 33-103
- 2025-3171 CHRISTOPHER CEASAR 2583 NW 63 AVENUE  
Fence maintenance - repair / replace missing or broken slats.  
Section 40.355(C)(4)
- 2025-2544 ALEKSANDR A NOVOZHILOV 7701 NW 28 STREET  
Please cut overgrown grass/weeds throughout property.  
Section 22-1

**CODE COMPLIANCE OFFICER VALBRUN**

- 2026-0161 KELLY ANN HALL ET AL 7369 GRANADA WAY  
Clean driveway. Please clean the driveway and the walkway of the property.  
Section 40.355(G)
- 2026-0162 KELLY ANN HALL ET AL 7369 GRANADA WAY  
Broken and dirty fence. Please clean and paint the fence of the property  
Section 40.355(C)(4)

**CODE COMPLIANCE OFFICER VALBRUN (Continued)**

2026-0067	ANDREA LEE JEAN-BAPTISTE Clean driveway. Please clean the driveway and the walkway of the property. Section 40.355(G)	7346 FLORES WAY
2026-0068	MALDONM GROUP LLC Dirty fence Please clean and paint the fence of the property. Section 40.355(C)(4)	7341 FLORES WAY
2026-0049	TANYA MANSOUR Building maintenance (Roofs) Please clean the roof of the property. Section 40.355(C)(3)	7358 CYPRESS DR
2026-0061	PAULE KETHIA VERME, H/E ET AL Clean driveway. Please clean the driveway and the walkway of the property. Section 40.355(G)	1881 BARCELONA TER
2026-0062	PAULE KETHIA VERME, H/E ET AL Building maintenance (Roofs) Please clean the roof of the property. Section 40.355(C)(3)	1881 BARCELONA TER

**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:** MELISSA MILICE

**APPLICANT:** MELISSA MILICE

**ADDRESS:** 6306 SOUTHGATE BOULEVARD

- 2021-1237 for rental property registration
- 2021-1238 for broken fence
- 2021-1240 for no house numbers on property wall
- 2021-1241 for nuisance on property – accumulation of dirt and debris

## CASES IN COMPLIANCE AS OF 3/23/26

### CCO BELBACK

2025-3297 HOWARD BENT 340 SW 69 AVENUE  
Improperly stored tan Chevrolet Traverse with expired tag  
Section 40.352

2026-0200 MICHAEL J DEMAND 531 SW 63 AVENUE  
Dirty unmaintained pool  
Section 33-103

2026-0203 MICHAEL J DEMAND 531 SW 63 AVENUE  
Dirty unmaintained pool  
Section 22-2

2026-0269 WOLF LAUNCH LLC 4901 SW 10 STREET  
Sidewalk needs to be cleaned  
Section 40.355(C)(14)

2026-0270 WOLF LAUNCH LLC 4901 SW 10 STREET  
Clean and repaint house wall facing SW 10 Street  
Section 40.355(C)(5)

2026-0271 WOLF LAUNCH LLC 4901 SW 10 STREET  
Property is not homesteaded and owned by business (wolf launch llc)  
Section 9-43.

### CCO FIGUEROA

2025-2445 5850 MARGATE LLC 5850 MARGATE BLVD.  
Parking lot maintenance – striping, wheelstops  
Section 40.355(G)

2025-2976 MARGATE WAREHOUSES LLC 5441 NW 15 ST, UNIT 1  
Operating without a local business tax receipt – MONSTER IMPACT WINDOWS  
Section 25-1

### CCO GALARZA

2026-0112 ELIE ASSOULINE ET AL 7877 GOLF CIRCLE DRIVE #108  
Rental property inspection required  
Section 9-39

2026-0130 BISMUTH BRIDGE PROPCO LLC N 6969 W ATLANTIC BOULEVARD  
Notice to abate  
Section 22-2 **CONTINUED FROM 2/24/26 COMPLIED**

2026-0176 EMILY FERNANDEZ ET AL 964 W RIVER DRIVE  
Nuisance on land  
Section 33-29

2026-0103 MARIE FRANCOIS ET AL 6972 NW 8 COURT  
Landscape maintenance  
Section 40.704 (L)

2026-0007 FYR SFR BORROWER LLC 6112 NW 8 STREET  
Nuisance on land  
Section 33-29

2026-0089 CRYSTAL GOLPHIN ET AL 7528 VISCAYA CIRCLE  
Driveway maintenance  
Section 40.355 (g)

2026-0006 EMILE GOUIN ET AL 6110 NW 8 STREET  
Nuisance on land  
Section 33-29

2025-3155 SYLVIA LYNNE HESS 1045 NW 69 AVENUE  
Dirty/discolored driveway  
Section 40.355 (g) **CONTINUED FROM 1/20/26**

## CCO GALARZA (Continued)

2025-3156	SYLVIA LYNNE HESS Clean/paint Section 40.355 (C) <b>CONTINUED FROM 1/20/26</b>	1045 NW 69 AVENUE
2026-0087	LAURA JACQUES Driveway maintenance Section 40.355 (g)	7464 VISCAYA CIRCLE
2026-0012	KENNETH LLOYD MITCHELL No address number on exterior wall Section 35-14	1862 SEVILLE STREET
2025-3419	CAROLE RAVALLO Dirty fascia Section 40.355 (C) <b>CONTINUED FROM 2/24/26</b>	6750 MARGATE BOULEVARD
2026-0009	SHALOM FLORIDA PROPERTY INC Rental property registration required Section 9-43	775 NW 80 TERRACE
2026-0106	SISSI SINNING, H/E ET AL Exterior maintenance (roof) Section 40.355 (C) (3)	6984 NW 8 COURT
2026-0107	SISSI SINNING, H/E ET AL Exterior maintenance - clean sidewalk Section 40.355 (C)	6984 NW 8 COURT
2026-0110	SISSI SINNING, H/E ET AL Exterior maintenance - clean driveway/ driveway connection Section 40.355 (G)	6984 NW 8 COURT
2025-3417	APRIL WILLIAMS ET AL Exterior maintenance Section 40.355 (C) <b>CONTINUED FROM 2/24/26</b>	6720 MARGATE BOULEVARD

## CCO HARRIS

2025-3605	STEVEN J DAVID ET AL Sod bare areas throughout lawn and swale and remove unpermitted pavers. Section 40.704(E)(1)(e)	6351 SW 1 STREET
2025-3515	ROSE & JESTIN DUREUS Repair ripped screens at the front of the property Section 40.355(C)	4991 SW 9 STREET
2025-3546	MERLENE LEMARD Unmaintained driveway approach. Repair and reseal driveway connection. Section 35-0.2	322 SW 65 AVENUE
2025-3547	MERLENE LEMARD Bare soil is prohibited. Sod bare areas throughout lawn and swale. Section 40.704(E)(1)(e)	322 SW 65 AVENUE
2025-3541	RICHARD MALDONADO ET AL Bare soil is prohibited. Sod bare areas throughout lawn and swale. Section 40.704(E)(1)(e)	6499 SW 3 COURT
2025-3309	ULISES MAR Unmaintained driveway approach. Repair and reseal driveway connection. Section 35-0.2	5525 SW 6 COURT
2025-3539	EDWARD & PHYLLIS WARD Bare soil is prohibited. Sod bare areas throughout lawn and swale. Section 40.704(E)(1)(e)	359 SW 65 AVENUE

## CCO MIKOLAJCZAK

2025-3423	KARL CASE Affix address numbers to building structure. Section 35-14	6694 SALTAIRE TERRACE
2025-3473	WILLANDE JEAN-WILLIAMS ET AL	3410 TREASURE LANE

Pressure or chemical clean roof and maintain in a clean state.  
Section 40.355(C)(3)

2025-3426 ANGELA A TIRU 6725 SCHOONER TER  
Affix address numbers to building structure.  
Section 35-14

### CCO NELSON

2025-3064 GNS INVESTING LLC 2990 NW 68 AVENUE  
Failure to comply with rental registration requirements.  
Section 9-43

2025-2317 MINH HO LEMARD ET AL 2640 NW 67 TERRACE  
Failure to comply with rental registration  
Section 9-43

2025-2545 ALEKSANDR A NOVOZHILOV 7701 NW 28 STREET  
Please trim / prune hedges / shrubs along nw 28 street side of property to maximum of 6 feet.  
Section 40.704(L)(5)

2025-2547 ALEKSANDR A NOVOZHILOV 7701 NW 28 STREET  
Please inflate tires on inoperable vehicles.  
Section 40.352

### CCO STUBBINS

2026-200002 DARLYLA A NAISSANCE ET AL 2728 NW 79 AVENUE  
Conditions of permit not met.  
Section 40.704 (N)(10(e))

### CCO VALBRUN

2026-0048 FERNANDO O GRUVIS MIRAILH, HE ET AL 7350 CYPRESS DR  
Clean driveway Please clean the driveway of the property.  
Section 40.355(G)

2026-0171 IH4 PROPERTY FLORIDA LP 7449 Santa Monica Dr  
Please clean and paint the roof of the house.  
Section 40.355(C)(3)

2026-0045 CARNEL WHITE 7342 CYPRESS DR  
Clean driveway Please clean or paint the driveway of the property  
Section 40.355(G)

2026-0046 CARNEL WHITE 7342 CYPRESS DR  
Building maintenance (Roofs) Please clean the roof of the property.  
Section 40.355(C)(3)