



City of Margate  
Special Magistrate Hearing docket

OCTOBER 22, 2024,

2:00 PM

CASE #	RESPONDENT	SITE ADDRESS
<b>NEW CASES – CODE COMPLIANCE OFFICER BALLESTEROS</b>		
2024-2025	CSMA FT LLC Exterior maintenance of premises - unmaintained driveway connection. Section 35-0.2	1344 W RIVER DRIVE
2024-2026	CSMA FT LLC Exterior maintenance of premises - unmaintained driveway. Section 40.355 (G)	1344 W RIVER DRIVE
2024-2027	LOUIS & MARYANN DIDOMENICIS Landscape maintenance - sod bare areas throughout lawn. Section 40.704 (E)(1)(e)	5821 PARK DRIVE
2024-1836	KETHLIE PREVILON ET AL Exterior maintenance of premises - discolored sidewalk. Section 40.355 (C)(14) <b>CONTINUED FROM 9/24/24</b>	923 W RIVER DRIVE
2024-1855	KETHLIE PREVILON ET AL Exterior maintenance of premises - discolored fascia. Section 40.355 (C)(1) <b>CONTINUED FROM 9/24/24</b>	923 W RIVER DRIVE
2024-1856	KETHLIE PREVILON ET AL Exterior maintenance of premises - discolored roof. Section 40.355 (C)(3) <b>CONTINUED FROM 9/24/24</b>	923 W RIVER DRIVE
2024-1033	PAT M & DONNA M NATALIZIO Driveway maintenance - faded and damaged. Section 40.355(G) <b>CONTINUED FROM 8/27/24</b>	801 MAPLE DRIVE
2024-1598	BARRY G TARBET Fence maintenance - damaged/discolored fence. Section 40.355 (C)(4) <b>CONTINUED FROM 9/24/24</b>	6933 NW 9 STREET
2024-2160	RICHARD ZEIGLER Landscape maintenance - overgrown trees and/or bushes. Section 40.704 (L)(5)	6345 NW 9 STREET

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

- 2024-2161 RICHARD ZEIGLER 6345 NW 9 STREET  
Exterior maintenance of premises - discolored driveway.  
Section 40.355 (G)
- 2024-2162 RICHARD ZEIGLER 6345 NW 9 STREET  
Exterior maintenance of building - discolored fascia.  
Section 40.355 (C)(1)
- 2024-2163 RICHARD ZEIGLER 6345 NW 9 STREET  
Exterior maintenance of premises - discolored sidewalk.  
Section 40.355 (C)(14)
- 2024-2164 RICHARD ZEIGLER 6345 NW 9 STREET  
Exterior maintenance of premises - discolored driveway connection.  
Section 35-0.2

**NEW CASES – CODE COMPLIANCE OFFICER BELBACK**

- 2024-2523 JOHN FALCO 6245 NW 24 COURT  
Prohibited commercial vehicle in a residential area.  
Section 26-2
- 2024-2539 IH5 PROPERTY FLORIDA LP 3079 DOUBLOON DRIVE  
Exterior maintenance of premises - broken/unsafe fence.  
Section 40.702
- 2024-2527 J HEISON MUNOZ-MARIN ET AL 6129 HOGAN CREEK ROAD  
Prohibited residence - noncommercial vehicle used for rec purposes  
Section 40.351
- 2024-1675 RENAUD SAINT-FLEUR H/E ET AL 6741 NW 26 STREET  
Landscape maintenance - sod bare areas throughout lawn.  
Section 40.704 (E)(1)(e)
- 2024-1964 RENAUD SAINT-FLEUR H/E ET AL 6741 NW 26 STREET  
Prohibited commercial vehicle in a residential area.  
Section 26-2

**NEW CASES – BUILDING**

- 2023-100493 JOSETTE & EVENS COEURCIUS 1314 W RIVER DRIVE  
Work without permit -  
Section FBC 105.1

**NEW CASES – CODE COMPLIANCE OFFICER CINTRON**

- 2024-2899 AVANTILAND INC ROCK ISLAND ROAD - 4941 01 09 1790  
**Repeat** unmaintained landscaping.  
Section 22-1  
(4/6/23; 9/10/24)

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

2024-2242	COMMERCE BANK NA Landscape maintenance - dead shrubs/hedges. Section 40.355 (H)(1)	490 N STATE ROAD 7
2024-2475	FORTUNE & DESIR GROUP LLC No local business tax receipt - Chancellor Institute Section 25-1	5648 W ATLANTIC BOULEVARD
2024-1953	LESLEY GALAUNER ET AL Exterior maintenance of premises - broken and discolored fence. Section 40.355 (C)(4)	6447 MARGATE BOULEVARD
2024-1954	LESLEY GALAUNER ET AL Exterior maintenance of building - damaged decorative wall. Section 40.355 (C)	6447 MARGATE BOULEVARD
2024-2528	KLM HOLDING GROUP INC Nuisance - discarded/unused items - on property. Section 33-29	2922 N STATE ROAD 7
2024-2533	KLM HOLDING GROUP INC Landscape maintenance - dead plant material throughout property. Section 40.355 (H)(1)	2922 N STATE ROAD 7
2024-300129	LAST MILE MARWORTH BH LLC No local business tax receipt - RB Shipping Enterprises Section 25-1	5615 NW 8 STREET
2024-2788	LAST MILE MARWORTH BH LLC No local business tax receipt - Transportation Provided LLC Section 25-1	5601 NW 8 STREET
2024-300094	MARGATE FASHION CENTER LLC No local business tax receipt - Jasmine Spa #179 Section 25-1	167 S STATE ROAD 7
2024-300115	MBF COMMERCE CENTER LLC No local business tax receipt - E & C Auto Repair Section 25-1 <b>CONTINUED FROM 9/24/24</b>	5130 NW 15 STREET A-B

**NEW CASES – CODE COMPLIANCE OFFICER GALARZA**

2024-0984	PATRICE J WHITE, H/E ET AL Prohibited residence. Section 40.351 <b>CONTINUED FROM 6/25/24</b>	2624 NW 62 AVENUE
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**NEW CASES – CODE COMPLIANCE OFFICER HARRIS**

2024-1937	IH5 PROPERTY FLORIDA LP Certificate of rental property inspection. Section 9-43 <b>CONTINUED FROM 9/24/24</b>	3079 DOUBLOON DRIVE
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**NEW CASES – CODE COMPLIANCE OFFICER HARRIS (Continued)**

2024-1862 IH6 PROPERTY FLORIDA LP 6711 NW 3 STREET  
Certificate of rental property inspection.  
Section 9-43 **CONTINUED FROM 9/24/24**

**NEW CASES – CODE COMPLIANCE OFFICER MIKOLAJCZAK**

2024-2418 DESSALINES BERTRAND, ESTATE ET AL 6438 SW 4 STREET  
Inoperable vehicle - silver car.  
Section 40.352

2024-2419 DESSALINES BERTRAND, ESTATE ET AL 6438 SW 4 STREET  
No address displayed on the building.  
Section 35-14

2024-2420 DESSALINES BERTRAND, ESTATE ET AL 6438 SW 4 STREET  
Building exterior maintenance - discolored walls and window ledges.  
Section 40.355 (C)

2024-2421 DESSALINES BERTRAND, ESTATE ET AL 6438 SW 4 STREET  
Boarded-up/shuttered building.  
Section 40.355 (K)

2024-2422 DESSALINES BERTRAND, ESTATE ET AL 6438 SW 4 STREET  
Nuisance - discarded/unused items - on property.  
Section 33-29

2024-2490 CYNTHIA PERSAUD 372 SW 64 TERRACE  
Exterior maintenance of premises - discolored fence.  
Section 40.355 (C)(4)

2024-2491 CYNTHIA PERSAUD 372 SW 64 TERRACE  
Exterior maintenance of building - discolored fascia.  
Section 40.355 (C)

**NEW CASES – CODE COMPLIANCE OFFICER VALBRUN**

2024-2791 1917 E RIVER LLC 1917 E RIVER DRIVE  
Exterior maintenance of premises - broken and discolored fence.  
Section 40.355 (C)(4)

2024-2792 1917 E RIVER LLC 1719 E RIVER DRIVE  
Nuisance - discarded/unused items - on property.  
Section 33-29

2024-2569 BAF ASSETS LLC 7911 NW 20 STREET  
Exterior maintenance of premises - broken and discolored fence.  
Section 40.355 (C)(4)

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

2024-2472	CHARDE BERRY Nuisance - discarded/unused items - on property. Section 33-29 <b>CONTINUED FROM 9/24/24</b>	6257 NW 16 COURT
2024-2801	NINA SANTOS CRAIG Exterior maintenance of building - discolored roof and fascia. Section 40.355 (C)(3)	5809 NW 19 COURT
2024-2802	NINA SANTOS CRAIG Landscape maintenance - overgrown trees and/or bushes. Section 40.704 (L)(3)	5809 NW 19 COURT
2024-2786	GBIAM LLC Exterior maintenance of building - discolored roof and fascia. Section 40.355 (C)(3)	1920 E RIVER DRIVE
2024-2787	GBIAM LLC Nuisance - discarded/unused items - on property. Section 33-29	1920 E RIVER DRIVE
2024-2467	SHERI LEIDEKER Exterior maintenance of premises - driveway maintenance. Section 40.355 (C)(11) <b>CONTINUED FROM 9/24/24</b>	6279 NW 17 STREET
2024-2468	SHERI LEIDEKER Landscape maintenance - overgrown grass throughout property. Section 22-1 <b>CONTINUED FROM 9/24/24</b>	6279 NW 17 STREET
2024-2469	SHERI LEIDEKER Landscape maintenance - overgrown trees and bushes. Section 40.704 (L) <b>CONTINUED FROM 9/24/24</b>	6279 NW 17 STREET
2024-2768	ADRIANO RODRIGUEZ Exterior maintenance of premises - discolored fence. Section 40.355 (C)(4)	5709 SETON DRIVE
2024-2797	TERRENCE & JODY SOOKOO Exterior maintenance of building - discolored roof and fascia. Section 40.355 (C)(3)	1512 E RIVER DRIVE
2024-2798	TERRENCE & JODY SOOKOO Landscape maintenance - overgrown grass/weeds. Section 22-1	1512 E RIVER DRIVE
2024-2799	TERRENCE & JODY SOOKOO Exterior maintenance of premises - discolored fence. Section 40.355 (C)(4)	1512 E RIVER DRIVE
2024-2803	JUAN CARLOS ZAPATA Landscape maintenance - sod bare areas throughout lawn. Section 40.704 (E)(1)(e)	1707 E RIVER DRIVE

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

- 2024-2812 CARLOS ZENCHAK 5801 NW 19 COURT  
Exterior maintenance of building - discolored roof and fascia.  
Section 40.355 (C)(3)
- 2024-2813 CARLOS ZENCHAK 5801 NW 19 COURT  
Nuisance - discarded/unused items - on property.  
Section 33-29

**PENALTY CASES – CODE COMPLIANCE OFFICER BALLESTEROS**

- 2024-1700 SERICA J GUERRIER 861 NW 70 WAY  
Landscape maintenance - overgrown weeds.  
Section 22-1
- 2024-1701 SERICA J GUERRIER 861 NW 70 WAY  
Landscape maintenance - sod bare areas throughout property.  
Section 40.704 (L)
- 2024-1702 SERICA J GUERRIER 861 NW 70 WAY  
Non-compliance with dumpster area screening.  
Section 40.704 (1)
- 2024-1703 SERICA J GUERRIER 861 NW 70 WAY  
Landscape maintenance - dead tree stump  
Section 40.704 (L)
- 2024-1013 HOLDINE DINA SEJOUR PIERRE 474 NW 69 TERRACE  
Landscape maintenance - sod bare areas throughout south side of property.  
Section 40.704(L)
- 2024-1625 JANICE L WITT, EST 705 E RIVER DRIVE  
Exterior building maintenance - damaged garage doors, window, etc.  
Section 40.355 (C)(2)

**PENALTY CASES – CODE COMPLIANCE OFFICER BELBACK**

- 2024-300081 1801-1835 MEARS PARKWAY LLC 2244 MEARS PARKWAY  
No local business tax receipt - My Broward Mechanic  
Section 25-1
- 2024-300086 1801-1835 MEARS PARKWAY LLC 2200-2248 MEARS PARKWAY  
No local business tax receipt - A & R Auto Dealer LLC  
Section 25-1
- 2024-300066 ATLANTIC PLAZA REALTY LLC 6828-6896 W ATLANTIC BOULEVARD  
No local business tax receipt - Florida Equitable Homes & Investment LLC  
Section 25-1 **CONTINUED FROM 9/24/24**

**PENALTY CASES – CODE COMPLIANCE OFFICER BELBACK (Continued)**

- 2024-300067 ATLANTIC PLAZA REALTY LLC 6828-6896 W ATLANTIC BOULEVARD  
No local business tax receipt - Beautiful Rose Cleaning & Services LLC  
Section 25-1 **CONTINUED FROM 9/24/24**
- 2024-300068 ATLANTIC PLAZA REALTY LLC 6828-6896 W ATLANTIC BOULEVARD  
No local business tax receipt - Sicily's Bakery & Cafe, LLC  
Section 25-1 **CONTINUED FROM 9/24/24**
- 2024-300069 ATLANTIC PLAZA REALTY LLC 6828-6896 W ATLANTIC BOULEVARD  
No local business tax receipt - Creative Remodeling & Investment Grp LLC  
Section 25-1 **CONTINUED FROM 9/24/24**
- 2024-300070 ATLANTIC PLAZA REALTY LLC 6828-6896 W ATLANTIC BOULEVARD  
No local business tax receipt - Yvani LLC  
Section 25-1 **CONTINUED FROM 9/24/24**
- 2024-300071 ATLANTIC PLAZA REALTY LLC 6828-6896 W ATLANTIC BOULEVARD  
No local business tax receipt - Legacy All Tax & Multi-services LLC  
Section 25-1 **CONTINUED FROM 9/24/24**
- 2024-300072 ATLANTIC PLAZA REALTY LLC 6828-6896 W ATLANTIC BOULEVARD  
No local business tax receipt - Naronah Restaurant & Catering Affairs LLC  
Section 25-1 **CONTINUED FROM 9/24/24**
- 2024-300073 ATLANTIC PLAZA REALTY LLC 6828-6896 W ATLANTIC BOULEVARD  
No local business tax receipt - Equitable Consultant & Management Group LLC  
Section 25-1 **CONTINUED FROM 9/24/24**
- 2024-300074 ATLANTIC PLAZA REALTY LLC 6828-6896 W ATLANTIC BOULEVARD  
No local business tax receipt - Premier Marketing & Solution Group LLC  
Section 25-1 **CONTINUED FROM 9/24/24**
- 2023-3703 ANDERSON FAM TR 5724 SETON DRIVE  
Unpermitted use of the property.  
Section 14.2(11) Appendix A **CONTINUED FROM 9/24/24**
- 2023-300223 GLAD ANGEL & ASSOCIATES LLC 5724 SETON DRIVE  
No local business tax receipt for Path To Recovery LLC  
Section 25-1 **CONTINUED FROM 9/24/24**
- 2023-3700 GLAD ANGEL & ASSOCIATES LLC 5729 SETON DRIVE  
Unpermitted use of the property.  
Section 14.2(11) Appendix A **CONTINUED FROM 9/24/24**
- 2023-300224 GLAD ANGEL & ASSOCIATES LLC 5729 SETON DRIVE  
Operating without business tax receipt.  
Section 25-1 **CONTINUED FROM 9/24/24**

**PENALTY CASES – CODE COMPLIANCE OFFICER BELBACK (Continued)**

2024-300052 RUPPENTHAL LLC 2333 N STATE ROAD 7  
No local business tax receipt - Perfect Multi Tax Svcs  
Section 25-1

2024-300088 T S MARGATE CENTER LLC 2530 N STATE ROAD 7  
No local business tax receipt - Cindylove LLC (barber shop)  
Section 25-1

**PENALTY CASES – BUILDING**

2024-100177 CORAL KEY CONDOMINIUMS 3480 PINEWALK DR N - BLDG 1  
Building Safety Inspection  
Section FBC 110.15

2024-100178 CORAL KEY CONDOMINIUMS 3470 PINEWALK DR N - BLDG 2  
Building Safety Inspection  
Section FBC 110.15

2024-100179 CORAL KEY CONDOMINIUMS 3460 PINEWALK DR N - BLDG 3  
Building Safety Inspection  
Section FBC 110.15

2024-100180 CORAL KEY CONDOMINIUMS 3450 PINEWALK DR N - BLDG 4  
Building Safety Inspection  
Section FBC 110.15

2024-100181 CORAL KEY CONDOMINIUMS 3440 PINEWALK DR N - BLDG 5  
Building Safety Inspection  
Section FBC 110.15

2024-100182 CORAL KEY CONDOMINIUMS 3430 PINEWALK DR N - BLDG 6  
Building Safety Inspection  
Section FBC 110.15

2024-100183 CORAL KEY CONDOMINIUMS 3420 PINEWALK DR N - BLDG 7  
Building Safety Inspection  
Section FBC 110.15

2024-100184 CORAL KEY CONDOMINIUMS 3410 PINEWALK DR N - BLDG 8  
Building Safety Inspection  
Section FBC 110.15

2024-100185 CORAL KEY CONDOMINIUMS 3400 PINEWALK DR N - BLDG 9  
Building Safety Inspection  
Section FBC 110.15

2024-100186 CORAL KEY CONDOMINIUMS 3390 PINEWALK DR N - BLDG 10  
Building Safety Inspection  
Section FBC 110.15



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

2024-100187	CORAL KEY CONDOMINIUMS Building Safety Inspection Section FBC 110.15	3380 PINEWALK DR N - BLDG 11
2024-100188	CORAL KEY CONDOMINIUMS Building Safety Inspection Section FBC 110.15	3370 PINEWALK DR N - BLDG 12
2024-100189	CORAL KEY CONDOMINIUMS Building Safety Inspection Section FBC 110.15	3360 PINEWALK DR N - BLDG 13
2024-100190	CORAL KEY CONDOMINIUMS Building Safety Inspection Section FBC 110.15	3350 PINEWALK DR N - BLDG 14
2024-100191	CORAL KEY CONDOMINIUMS Building Safety Inspection Section FBC 110.15	3340 PINEWALK DR N - BLDG 15
2024-100192	CORAL KEY CONDOMINIUMS Building Safety Inspection Section FBC 110.15	3330 PINEWALK DR N - BLDG 16
2024-100193	CORAL KEY CONDOMINIUMS Building Safety Inspection Section FBC 110.15	3320 PINEWALK DR N - BLDG 17
2024-100194	CORAL KEY CONDOMINIUMS Building Safety Inspection Section FBC 110.15	3310 PINEWALK DR N - BLDG 18
2024-100195	CORAL KEY CONDOMINIUMS Building Safety Inspection Section FBC 110.15	3300 PINEWALK DR N - BLDG 19
2023-100494	NICOLAS RIVERO HERNANDEZ ET AL Work without permit – new concrete slab, patio structure, garage conversion, new fence. Section FBC 105.3.1.4 and 105.3.4.1 <b>CONTINUED FROM 9/24/24</b>	6710 NW 6 STREET
2024-100197	MARGATE ACQUISITION LLC Building Safety Inspection Section FBC 110.15	5600 LAKESIDE DRIVE

**PENALTY CASES – CODE COMPLIANCE OFFICER CINTRON**

2024-1419	BLANGOR 6100 LLC Driveway/walkway maintenance - potholes and cracks on driveway and driveway connection. Section 40.355(C)(11) <b>CONTINUED FROM 7/23/24</b>	6100 NW 19 COURT
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**PENALTY CASES – CODE COMPLIANCE OFFICER HARRIS (Continued)**

2024-2291	BILL & EMMA YSABEL REINHARDT Non-compliance with rental registration requirement. Section 9-43	400 NW 65 AVENUE #238
2024-2251	ROMEROSA REALTY LLC Non-compliance with rental registration requirement. Section 9-43	400 NW 65 AVENUE #116
2024-2283	MIRIAM SALAMA ET AL Non-compliance with rental registration requirement. Section 9-43	400 NW 65 AVENUE #228
2024-2289	MIRIAM SALAMA ET AL Non-compliance with rental registration requirement. Section 9-43	400 NW 65 AVENUE #236
2024-2261	NASSER & MARIAM SALAMA Non-compliance with rental registration requirement. Section 9-43	400 NW 65 AVENUE #130
2024-1365	SRP SUB LLC Certificate of Rental Property Inpection required. Section 9-43	6362 NW 14 COURT
2024-1373	SRP SUB LLC Certificate of Rental Property Inpection required. Section 9-43	341 SW 64 AVENUE
2024-1380	SRP SUB LLC Certificate of Rental Property Inpection required. Section 9-43	4959 SW 5 STREET
2024-1849	SRP SUB LLC Certificate of rental property inspection. Section 9-39	4915 SW 12 STREET
2024-1851	THR FLORIDA LP Certificate of rental property inspection. Section 9-39	6328 NAVAJO TERRACE
2024-2254	TOM CRUSH ASSETS LLC Non-compliance with rental registration requirement. Section 9-43	400 NW 65 AVENUE #120
2024-2270	TRIANA INVESTMENTS GROUP LLC Non-compliance with rental registration requirement. Section 9-43	400 NW 65 AVENUE #202

**PENALTY CASES – CODE COMPLIANCE OFFICER NELSON**

2024-1589 LUCILA G RIVERA 1024 SW 61 AVENUE  
Non-compliance with rental registration requirement.  
Section 9-43

**PENALTY CASES – CODE COMPLIANCE OFFICER VALBRUN**

2024-2590 JEAN CONSEILLANT, H/E ET AL 1400 NW 58 AVENUE  
Exterior maintenance of building - discolored roof, and fascia.  
Section 40.355 (C)(3)

2024-2591 JEAN CONSEILLANT, H/E ET AL 1400 NW 58 AVENUE  
Landscape maintenance - sod bare areas including swale.  
Section 40.704 (E)(1)(e)

2024-0184 KIMBERLY GARNER 850 SW 55 WAY  
House exterior maintenance - discolored roof, fascia, walls and doors.  
Section 40.4 Appendix A

2024-1662 IDS/SHURGARD INCOME GROWTH PRTNR ET AL 5150 W COPANS ROAD  
Graffiti on exterior perimeter wall.  
Section 33-104

2024-1663 IDS/SHURGARD INCOME GROWTH PRTNR ET AL 5150 W COPANS ROAD  
Maintenance of canal right-of-way - overgrown trees.  
Section 40.355 (J)

2024-1202 VELINA B SMALLS 5371 SW 6 PLACE  
Fence maintenance - damaged/discolored fence.  
Section 40.355(C)(4) **CONTINUED FROM 7/23/24**

2024-1203 VELINA B SMALLS 5371 SW 6 PLACE  
House exterior maintenance - discolored fascia.  
Section 40.355(C)(3) **CONTINUED FROM 7/23/24**

**MOTION FOR ABATEMENT**

2024-2898 AVANTILAND INC 300 BLK SW 71 AVENUE  
City abate.  
Section 22-2

**MOTION FOR RECONSIDERATION OF FINE**

**RESPONDENT:** 1100 OFFICE CENTER LLC – **CCO BALLESTEROS**

**APPLICANT:** MARGATE URBAN CENTER

**ADDRESS:** 1100 S STATE ROAD 7

- 2010-2790 for no local business tax receipt for O. Turner & CO LLC

**RESPONDENT:** MARTY ATHELUS/ZURA LOUIS – **CCO BELBACK**

**APPLICANT:** MARTY ATHELUS

**ADDRESS:** 885 SW 50 AVENUE

- 2006-3953 for a vehicle with an expired tag; Section 3.10 Appendix A
- 2006-3954 for a vehicle with no tag; Section 3.10 Appendix A
- 2010-2673 for a vehicle with an expired tag; Section 3.10 Appendix A
- 2010-3660 for landscape maintenance – overgrown grass/weeds; Section 22-1

**RESPONDENT:** ANGELO BERRIOS/MAYLIN BERRIOS

**APPLICANT:** ANGELO BERRIOS

**ADDRESS:** 7829 NW 1 STREET

- 2019-1268 for landscape maintenance – overgrown grass along sidewalk and curb; Section 22-1
- 2019-300024 for no local business tax receipt – 1<sup>st</sup> Choice Hospitality Svcs; Section 25-1

**RESPONDENT:** 7411 SW 1 STREET LAND TRUST – **CCO HARRIS**

**APPLICANT:** FRED CHARLES

**ADDRESS:** 7411 SW 1 STREET

- 2011-2195 for overgrown grass/weeds; Section 22-1
- 2011-2196 for nuisance – junk and trash – on property; Section 33-29

**RESPONDENT:** RAQUEL CEDENO – **CCO MIKOLAJCZAK**

**APPLICANT:** CARIDAD FRANTZ

**ADDRESS:** 6141 ROYAL PALM BOULEVARD

- 2024-0878 for exterior maintenance of building – discolored fascia/ wall surfaces; Section 40.355 (C)

## CASES IN COMPLIANCE AS OF 10/17/24

### NEW CASES – CCO BALLESTEROS

2024-1229	CSMA FT LLC Landscape maintenance – sod bare areas throughout property. Section 40.704 (E)(1)(e) <b>CONTINUED FROM 8/27/24</b>	630 NW 67 TERRACE
2024-1230	CSMA FT LLC Landscape maintenance – non-compliance with screening. Section 40.704 (1) <b>CONTINUED FROM 8/27/24</b>	630 NW 67 TERRACE
2024-1231	CSMA FT LLC Exterior premises maintenance – repair driveway Section 40.355 (G) <b>CONTINUED FROM 8/27/24</b>	630 NW 67 TERRACE
2024-1232	CSMA FT LLC Exterior premises maintenance – repair driveway connection. Section 35-0.2 <b>CONTINUED FROM 8/27/24</b>	630 NW 67 TERRACE
2024-1236	CSMA FT LLC Exterior building maintenance – discolored walls. Section 40.355 (C)(1) <b>CONTINUED FROM 8/27/24</b>	630 NW 67 TERRACE
2024-2308	CSMA FT LLC Exterior maintenance of premises – unmaintained driveway connection. Section 35-0.2	6840 NW 6 COURT
2024-2309	CSMA FT LLC Landscape maintenance – sod bare areas throughout lawn. Section 40.704 (E)(1)(e)	6840 NW 6 COURT
2024-1035	PAT M & DONNA M NATALIZIO House exterior maintenance – discolored roof. Section 40.355(C)(3) <b>CONTINUED FROM 8/27/24</b>	801 MAPLE DRIVE

### NEW CASES – CCO CINTRON

2024-2531	KLM HOLDING GROUP INC Landscape maintenance – overgrown grass/weeds. Section 40.704 (L)(6)	2922 N STATE ROAD 7
2024-2532	KLM HOLDING GROUP INC Inoperable vehicle – purple VW. Section 40.352	2922 N STATE ROAD 7
2024-0737	MARTIN V SENZER REV LIV TR ET AL Building exterior maintenance – discolored roof and walls. Section 40.4 Appendix A <b>CONTINUED FROM 9/24/24</b>	5380 LAKEWOOD CIRCLE APT F

### NEW CASES – CCO GALARZA

2024-2117	PATRICKA S MARTIN, H/E ET AL Exterior maintenance of building – discolored roof, and fascia. Section 40.355 (C)(3) <b>CONTINUED FROM 9/24/24</b>	7351 SW 1 STREET
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### NEW CASES – CCO MIKOLAJCZAK

2024-2493	ROBENA ALBERT Exterior maintenance of premises – discolored fence. Section 40.355 (C)(4)	376 SW 64 TERRACE
2024-2417	DESSALINES BERTRAND, ESTATE ET AL Landscape maintenance – sod bare areas throughout lawn. Section 40.704 (E)(1)(e)	6438 SW 4 STREET
2024-2370	FRANTZ BIEN-AIME, H/E ET AL Exterior maintenance of premises – unmaintained driveway connection. Section 35-0.2	6426 SW 4 STREET
2024-2396	FRANTZ BIEN-AIME, H/E ET AL Exterior maintenance of premises – prohibited driveway. Section 40.355 (C)(13)	6426 SW 4 STREET
2024-2397	FRANTZ BIEN-AIME, H/E ET AL Landscape maintenance – sod bare areas throughout lawn.	6426 SW 4 STREET

Section 40.704 (E)(1)(e)

## NEW CASES – CCO VALBRUN

2024-2219 2018-3 IH BORROWER LP 1401 NW 58 AVENUE  
Landscape maintenance – sod bare areas throughout lawn and swale.  
Section 40.704 (E)(1)(e) **CONTINUED FROM 9/24/24**

2024-2148 TONI ANN LABRIOLA 1533 W RIVER DRIVE  
Nuisance - unused items - on property.  
Section 33-29 **CONTINUED FROM 9/24/24**

2024-2153 TONI ANN LABRIOLA 1533 W RIVER DRIVE  
Fence maintenance – discolored fence.  
Section 40.355 (C)(4) **CONTINUED FROM 9/24/24**

## PENALTY CASES – CCO BALLESTEROS

2024-1790 ROLAND NOEL 601 NW 66 AVENUE  
**10/18 or 10/22 + AF** Landscape maintenance – sod bare areas.  
Section 40.704 (E)(1)(e)

2024-1792 ROLAND NOEL 601 NW 66 AVENUE  
**10/18 or 10/22 + AF** Non-compliance with screening of ac unit.  
Section 40.704 (L)

2024-1793 ROLAND NOEL 601 NW 66 AVENUE  
**10/18 or 10/22 + AF** No house numbers displayed on building.  
Section 35-14

2024-0804 JODI L SPILOTRAS 821 NW 66 AVENUE  
House exterior maintenance – discolored roof.  
Section 40.355(C)(3)

2024-0805 JODI L SPILOTRAS 821 NW 66 AVENUE  
House exterior maintenance – discolored fascia.  
Section 40.355(C)(2)

## PENALTY CASES – CCO BELBACK

2024-300080 1801-1835 MEARS PARKWAY LLC 2242 MEARS PARKWAY  
**10/18** No local business tax receipt – Integrity Auto  
Section 25-1

## PENALTY CASES – BUILDING

2024-100205 LAKEWOOD RETAIL LLC 5327 W ATLANTIC BOULEVARD – BLDG 1  
Building Safety Inspection  
Section FBC 110.15 **CONTINUED FROM 7/23/24**

2024-100206 LAKEWOOD RETAIL LLC 5327 W ATLANTIC BOULEVARD – BLDG 2  
Building Safety Inspection  
Section FBC 110.15 **CONTINUED FROM 7/23/24**

2024-100207 LAKEWOOD RETAIL LLC 5327 W ATLANTIC BOULEVARD – BLDG 3  
Building Safety Inspection  
Section FBC 110.15 **CONTINUED FROM 7/23/24**

## PENALTY CASES – CCO CINTRON

2024-2247 COMMERCE BANK N A 490 N STATE ROAD 7  
Nuisance – trash and debris – on property.  
Section 33-29

2024-2214 MICRON USA CORP 2173 N STATE ROAD 7  
Exterior maintenance of premises – dumpster enclosure.  
Section 40.355 (E)

## PENALTY CASES – CCO GALARZA

2024-1588 MAXIMINO LOZADA 6239 NW 1 STREET  
Exterior maintenance of building – roof in disrepair.  
Section 40.355 (C)

## PENALTY CASES – CCO HARRIS

2024-1683 ADALWIN LLC 3000 NW 53 TERRACE  
Certificate of Rental Property Inspection required.

Section 9-39

2024-2375	ROBERTO GONZALEZ	501 NW 65 AVENUE
	Non-compliance with rental registration requirement.	
	Section 9-43	
2024-1682	IH3 PROPERTY FLORIDA LP	7561 BELMONTE BOULEVARD
	Certificate of Rental Property Inspection required.	
	Section 9-39	
2024-1932	IH3 PROPERTY FLORIDA LP	6750 SALTAIRE TERRACE
	Certificate of rental property inspection.	
	Section 9-43	
2024-2285	MARYSE KHOUZAM	400 NW 65 AVENUE #230
	Non-compliance with rental registration requirement.	
	Section 9-43	
2024-2265	MARCIA HYACINTH LESLIE ET AL	400 NW 65 AVENUE #134
	Non-compliance with rental registration requirement.	
	Section 9-43	
2024-2256	NASSER & MARIAM SALAMA	400 NW 65 AVENUE #124
	Non-compliance with rental registration requirement.	
	Section 9-43	
2024-1383	SRP SUB LLC	6630 NW 24 COURT
	Certificate of Rental Property Inspection required.	
	Section 9-43	
2024-1848	SWAY 2014-1 BORROWER LLC	5560 SW 7 COURT
	Certificate of rental property inspection.	
	Section 9-39	
2024-2244	TINCHO FL 1 LLC	400 NW 65 AVENUE #104
	Non-compliance with rental registration requirement.	
	Section 9-43	

**PENALTY CASES – CCO NELSON**

2024-0446	ANNA MEYERSON ET AL	6166 NAVAJO TERRACE
	House exterior maintenance – discolored and damaged roof.	
	Section 40.4 Appendix A <b>CONTINUED FROM 4/23/24</b>	