



City of Margate
Special Magistrate Hearing Docket

JULY 22, 2025,

2:00 PM

CASE #	RESPONDENT	SITE ADDRESS
NEW CASES – CODE COMPLIANCE OFFICER BALLESTEROS		
2025-1006	202 MARGATE CT LLC Landscape maintenance - re-sod dead areas throughout property. Section 40.704 (E)(1)(e)	202 MARGATE COURT
2025-1007	202 MARGATE CT LLC Landscape maintenance - dead/decaying perimeter hedges. Section 40.704 (K)	202-208 MARGATE COURT
2025-1008	202 MARGATE CT LLC Prohibited commercial vehicle in residential area. Section 26-2	202-208 MARGATE COURT
2025-0899	HENRY ELLEUT Exterior building maintenance - damaged curbing throughout property. Section 40.355 (C)	705 S STATE ROAD 7
2025-0900	HENRY ELLEUT Exterior premises maintenance - discolored walkway. Section 40.355 (C)	705 S STATE ROAD 7
2025-0901	HENRY ELLEUT Landscape maintenance - mulch bare landscaped areas. Section 40.704 (L)	705 S STATE ROAD 7
2025-0902	HENRY ELLEUT Landscape maintenance - dead hedges. Section 40.704 (K)	705 S STATE ROAD 7
2025-0903	HENRY ELLEUT Landscape maintenance - sod required. Section 40.704 (E)(1)(e)	705 S STATE ROAD 7
2025-1239	MIAMI SOCCER LLC Landscape maintenance - dead decaying trees on property. Section 40.355 (C)(9)	7590 W ATLANTIC BOULEVARD

NEW CASES – CODE COMPLIANCE OFFICER BALLESTEROS (Continued)

2025-1240	MIAMI SOCCER LLC Landscape maintenance - overgrown landscaping throughout property. Section 40.704 (L)	7590 W ATLANTIC BOULEVARD
2025-1241	MIAMI SOCCER LLC Exterior premises maintenance - reseal driveway. Section 40.355 (G)	7590 W ATLANTIC BOULEVARD

NEW CASES – CODE COMPLIANCE OFFICER BELBACK

2025-1261	JEAN PIERRE ALAYA Parking - boat park prohibitedly Section 26-3	132 NW 80 TERRACE
2025-1131	BARBARA E BASS, H/E ET AL Nuisance - junk/trash/debris - on property. Section 33-29	841 SW 55 AVENUE
2025-1132	BARBARA E BASS, H/E ET AL Exterior premises maintenance - discolored sidewalk. Section 40.355 (C)(14)	841 SW 55 AVENUE
2025-1133	BARBARA E BASS, H/E ET AL Exterior building maintenance - discolored walls. Section 40.355 (C)(5)	841 SW 55 AVENUE
2025-1134	BARBARA E BASS, H/E ET AL Fence maintenance - dirty fence. Section 40.355 (C)(4)	841 SW 55 AVENUE
2025-1135	BARBARA E BASS, H/E ET AL Landscape maintenance - overgrown trees/bushes. Section 40.704 (L)(3)	841 SW 55 AVENUE
2025-1423	BARBARA E BASS, H/E ET AL Landscape maintenance - sod swale. Section 40.355 (C)(12)	841 SW 55 AVENUE
2025-1037	RAJENDRA NAGAPOOLLAY COVELL, H/E ET AL Driveway maintenance - potholes Section 40.355 (C)(11)	6330 SW 7 STREET
2025-1038	RAJENDRA NAGAPOOLLAY COVELL, H/E ET AL Fence maintenance - dirty fence. Section 40.355 (C)(4)	6330 SW 7 STREET
2025-1040	RAJENDRA NAGAPOOLLAY COVELL, H/E ET AL Landscape maintenance - sod required. Section 40.704 (E)(1)(e)	6330 SW 7 STREET

NEW CASES – CODE COMPLIANCE OFFICER BELBACK (Continued)

2025-1041	RAJENDRA NAGAPOOLLAY COVELL, H/E ET AL Improperly stored vehicle. Section 40.352	6330 SW 7 STREET
2025-1042	RAJENDRA NAGAPOOLLAY COVELL, H/E ET AL Inoperable vehicle. Section 40.352	6330 SW 7 STREET
2025-0843	FRITZ MARCEL J DONATIEN Landscape maintenance - overgrown trees. Section 40.704 (L)(3)	840 SW 55 TERRACE
2025-1128	FRITZ MARCEL J DONATIEN Fence maintenance - dirty fence. Section 40.355 (C)(4)	840 SW 55 TERRACE
2025-1129	FRITZ MARCEL J DONATIEN Exterior premises maintenance - discolored sidewalk. Section 40.355 (C)(14)	840 SW 55 TERRACE
2025-1130	FRITZ MARCEL J DONATIEN Exterior building maintenance - dirty chimney area. Section 40.355 (C)(3)	840 SW 55 TERRACE
2025-1216	MICHAEL & LISA FRANCIS Exterior building maintenance - sandbags on roof. Section 40.355 (C)(3)	5530 SW 7 PLACE
2025-1066	MARCELLE FRANCK Exterior building maintenance - blue tarp on garage. Section 40.355 (C)(3)	6242 SW 7 STREET
2025-1043	MARY FRANK ET AL Exterior premises maintenance - dirty sidewalk. Section 40.355 (C)	6984 W ATLANTIC BOULEVARD
2025-1044	MARY FRANK ET AL Nuisance - junk/trash/debris - on property. Section 33-29	6984 W ATLANTIC BOULEVARD
2025-1045	MARY FRANK ET AL Improperly stored vehicle. - Ford F150 without a current tag. Section 40.352	6984 W ATLANTIC BOULEVARD
2025-1046	MARY FRANK ET AL Improperly stored vehicle - white Chevy Astro Van without a current tag. Section 40.352	6984 W ATLANTIC BOULEVARD

NEW CASES – CODE COMPLIANCE OFFICER BELBACK (Continued)

2025-1047	MARY FRANK ET AL Improperly stored vehicle - white Dodge Ram Pickup truck without a current tag. Section 40.352	6984 W ATLANTIC BOULEVARD
2025-1048	MARY FRANK ET AL Prohibited commercial vehicle in residential area. Section 26-2	6984 W ATLANTIC BOULEVARD
2025-1055	MARY FRANK ET AL Improperly stored vehicle - white Ford van. Section 40.352	6984 W ATLANTIC BOULEVARD
2025-1098	TANIS SEINOR ET AL Landscape maintenance - sod required. Section 40.704 (E)(1)(e)	6320 SW 7 STREET
2025-1099	TANIS SEINOR ET AL Exterior premises maintenance - dirty driveway. Section 40.355 (G)	6320 SW 7 STREET
2025-1101	TANIS SEINOR ET AL Exterior premises maintenance - dirty roof and house awnings. Section 40.355 (C)	6320 SW 7 STREET
2025-1108	CLAUDE VERNET Nuisance - junk/trash/debris - on property. Section 33-29	209 NW 77 AVENUE

NEW CASES – BUILDING DEPARTMENT

2022-100047	AURELIO BENJUMEA ET AL Work without permits – • non-compliant addition; • non-compliant 8-ft wood fence; • new AC unit/system. Section 105.1 FBC	6326 SOUTHGATE BOULEVARD
2021-100300	NELIDA GARZON Work without permits – • shingle re-roof; • new windows & doors; • new wood fence; • new shed. Section 105.1 FBC	6338 SOUTHGATE BOULEVARD
2023-100228	NELIDA GARZON Work without permits – • new patio structure. Section 105.1 FBC	6338 SOUTHGATE BOULEVARD

NEW CASES – CODE COMPLIANCE OFFICER CINTRON

2025-1204	RT2P&B CORP Landscape maintenance - sod and mulch throughout property including swale. Section 40.704 (E)(1)	2970 N STATE ROAD 7
2025-1531	KURT-PATRICK GEORGE SHELTON No address displayed on house. Section 35-14	6172 SEMINOLE TERRACE
2025-1492	VERDE ESPERANZA LLC Landscape maintenance - sod bare areas of lawn and swale. Section 40.355 (C)(12)	6237 SEMINOLE TERRACE
2025-1493	VERDE ESPERANZA LLC Non-compliance with rental registration requirements. Section 9-43	6237 SEMINOLE TERRACE
2025-1494	VERDE ESPERANZA LLC Landscape maintenance - dead palm tree in front lawn. Section 40.355 (H)(1)	6237 SEMINOLE TERRACE

NEW CASES – CODE COMPLIANCE OFFICER HARRIS

2025-1482	MENELIO ALONSO ET AL Nuisance - junk/trash/debris - on property. Section 33-29 COMPLIED	6111 EDWARDS ROAD
2025-1354	BISMUTH BRIDGE PROPCO LLC Prohibited bulk pickup Section 19-8 COMPLIED	6668 NW 1 STREET
2025-0984	ROGER BOSE Non-compliance with rental registration requirements. Section 9-43	260 NW 76 AVENUE #201
2025-1160	CAFPI JANE LLC Non-compliance with rental inspection certificate. Section 9-39	357 N ROCK ISLAND ROAD #203
2025-1161	CAFPI JANE LLC Non-compliance with rental inspection certificate. Section 9-39	357 N ROCK ISLAND ROAD #207
2025-1084	FRANDY DORSAINVIL ET AL Fence maintenance - dirty fence. Section 40.702	865 SW 51 AVENUE
2025-1085	FRANDY DORSAINVIL ET AL Landscape maintenance - sod required. Section 40.704 (E)(1)(e)	865 SW 51 AVENUE

NEW CASES – CODE COMPLIANCE OFFICER HARRIS (Continued)

2025-1162	ARLENE FORRESTER ET AL Non-compliance with rental inspection certificate. Section 9-39	7431 NW 1 STREET
2025-0989	DENNIS GOGONAS Non-compliance with rental registration requirements. Section 9-43	7431 NW 1 STREET
2025-1248	RANDY S SMITH Non-compliance with rental registration requirements. Section 9-43	6601 NW 4 STREET
2025-0992	IVAN S VOLKUS ET AL Non-compliance with rental registration requirements. Section 9-43	7431 NW 1 STREET #405
2025-1086	ROBERT J WILCOX Non-compliance with rental inspection certificate. Section 9-39	7431 NW 1 STREET #102
2025-1246	CLAUDIA P YOKLAVICH Non-compliance with rental registration requirements. Section 9-43	603 S STATE ROAD 7 #1D
2025-1247	CLAUDIA P YOKLAVICH Non-compliance with rental registration requirements. Section 9-43	603 S STATE ROAD 7 #1E

NEW CASES – CODE COMPLIANCE OFFICER MIKOLAJCZAK

2025-1071	ROBERT CHAMBERS ET AL Exterior building maintenance - discolored roof Section 40.355 (C)(3)	6822 NW 28 COURT
2025-1091	DINO PIQUANT ET AL Exterior building maintenance - dirty roof. Section 40.355 (C)(3)	2825 NW 68 LANE
2025-1092	DINO PIQUANT ET AL Exterior building maintenance - discolored walls. Section 40.355 (C)	2825 NW 68 LANE

NEW CASES – CODE COMPLIANCE OFFICER NELSON

2025-0797	JODY HAWKES Nuisance - junk/trash/debris - on property. Section 33-29	6237 NW 23 STREET
2025-0798	JODY HAWKES Exterior premises maintenance - dirty walkway Section 40.355 (C)(14)	6237 NW 23 STREET

NEW CASES – CODE COMPLIANCE OFFICER NELSON (Continued)

2025-0800	PATRICK B KELLEY Exterior premises maintenance - dirty driveway. Section 40.355 (G)	2284 NW 62 AVENUE
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NEW CASES – CODE COMPLIANCE OFFICER VALBRUN

2025-1668	ALICE K BALLESTEROS Prohibited residence. Section 40.351	6260 MARGATE BOULEVARD
2025-1669	ALICE K BALLESTEROS Nuisance - junk/trash/debris - on property. Section 33-29	6260 MARGATE BOULEVARD
2025-1442	NEYSI GARCIA Landscape maintenance - sod required. Section 40.704 (E)(1)(e)	1408 NW 62 AVENUE
2025-1572	LUZ A HURTADO Exterior premises maintenance - reseal driveway. Section 40.355 (C)(11)	6260 NW 15 STREET
2025-1573	RENEE L SERINO Fence maintenance - dirty and broken fence. Section 40.355 (C)(4)	6230 NW 15 STREET
2025-1574	RENEE L SERINO No address displayed on house. Section 35-14	6230 NW 15 STREET

PENALTY CASES – CODE COMPLIANCE OFFICER BELBACK

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
2025-0707	AURIOLE HILAIRE, H/E ET AL Driveway maintenance - dirty driveway Section 40.355 (G)	6118 SW 1 STREET
2025-0708	AURIOLE HILAIRE, H/E ET AL Exterior maintenance - dirty and/or mold on exterior walls and fascia. Section 40.355 (C)	6118 SW 1 STREET
2025-0710	AURIOLE HILAIRE, H/E ET AL No local business tax receipt - AH Lawn Service, Inc Section 40.614	6118 SW 1 STREET

PENALTY CASES – BUILDING DEPARTMENT

2025-100038	STACY I BETMAN Work without permit - interior remodel in progress Section FBC 105.1	601 NW 80 TERRACE #102
2025-100083	FAITH BAPTIST CHURCH OF MARGATE FL INC Building safety inspection report. Section FBC 110.15	6950 ROYAL PALM BOULEVARD

PENALTY CASES – CODE COMPLIANCE OFFICER CINTRON

2025-1231	COAST INVESTMENTS LP No local business tax receipt - Cellular Plus Section 25-6	7812 W SAMPLE ROAD
2025-1233	COAST INVESTMENTS LP No local business tax receipt - EZ Dry Cleaners Section 25-6	7958 W SAMPLE ROAD
2024-3583	BERNARD MAYER & SONS LLC No local business tax receipt - Markone Contractors LLC Section 25-1 CONTINUED FROM 5/27/25	2706 N STATE ROAD 7

PENALTY CASES – CODE COMPLIANCE OFFICER FIGUEROA

2025-0050	SUNSHINE GASOLINE DISTRIBUTORS Unmaintained paved/parking areas. Section 40.355 (G)	2099 N STATE ROAD 7
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PENALTY CASES – CODE COMPLIANCE OFFICER HARRIS

2025-0603	HELIODORO ALVAREZ DEL PINO ET AL Non-compliance with rental certificate. Section 9-39	607 S STATE ROAD 7 #1G
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PENALTY CASES – CODE COMPLIANCE OFFICER NELSON

2024-3673	NARRES & SUZE FENELUS Unmaintained driveway - potholes Section 40.355 (C)(11)	2441 NW 62 AVENUE
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PENALTY CASES – CODE COMPLIANCE OFFICER VALBRUN

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

MOTION FOR RECONSIDERATION OF FINE

APPLICANT: PARKWAY VILLAS OF MARGATE CONDOMINIUM

RESPONDENT: PARKWAY VILLAS

ADDRESS: 202-210 E PARKWAY DRIVE

- 2023-100457 Non-compliance with building safety inspection report.

APPLICANT: PARKWAY VILLAS OF MARGATE CONDOMINIUM

RESPONDENT: VENETIAN LAKES

ADDRESS: 101-209 W PARKWAY DRIVE

- 2023-100457 Non-compliance with building safety inspection report.

APPLICANT: PARKWAY VILLAS OF MARGATE CONDOMINIUM

RESPONDENT: VENETIAN LAKES

ADDRESS: 6701-6713 S PARKWAY DRIVE

- 2023-100458 Non-compliance with building safety inspection report.

APPLICANT: PARKWAY VILLAS OF MARGATE CONDOMINIUM

RESPONDENT: VENETIAN LAKES

ADDRESS: 6702-6714 S PARKWAY DRIVE

- 2023-100459 Non-compliance with building safety inspection report.

APPLICANT: PARKWAY VILLAS OF MARGATE CONDOMINIUM

RESPONDENT: VENETIAN LAKES CONDOMINIUM ASSN

ADDRESS: 6629-6721 N PARKWAY DRIVE

- 2023-100461 Non-compliance with building safety inspection report.

APPLICANT: 705 LAND TRUST

RESPONDENT: JANICE WITT EST

ADDRESS: 705 E RIVER DRIVE

- 2019-0100 Nuisance/eyesore – junk/debris, construction material, wood – on property
- 2024-1625 Unmaintained building exterior – damaged garage door, window and wall

CASES IN COMPLIANCE AS OF 7/16/25

NEW CASES – CCO CINTRON

2025-1015	BMF PLAZA LLC Unmaintained dumpster enclosure. Section 40.355 (E)(1)	3105-3213 N STATE ROAD 7
2025-1205	RT2P&B CORP Landscape maintenance - dead/decaying hedges/shrubs throughout property. Section 40.355 (H)(1)	2970 N STATE ROAD 7
2025-1208	RT2P&B CORP Nuisance - junk/trash/debris - on property. Section 33-29	2970 N STATE ROAD 7
2025-1211	RT2P&B CORP Exterior premises maintenance - building sign. Section 40.355 (C)(7)	2970 N STATE ROAD 7
2025-1212	RT2P&B CORP Exterior premises maintenance - discolored dumpster enclosure. Section 40.355 (C)(5)	2970 N STATE ROAD 7

NEW CASES – CCO HARRIS

2025-1359	BISMUTH BRIDGE PROPCO LLC City abate Section 19-16	6668 NW 1 STREET
2025-0979	FKH SFR C1 LP Landscape maintenance - sod required. Section 40.704 (E)(1)(e)	6359 SW 1 STREET
2025-1499	RUBBEN FRENEL Boarded up/shuttered windows Section 40.355 (K)(1)(d)	551 KATHY LANE #1-4
2025-1116	SWAY 2014-1 BORROWER LLC Non-compliance with rental inspection certificate. Section 9-39	5560 SW 7 COURT
2025-0976	TD MANAGEMENT MIAMI INC Non-compliance with rental inspection certificate. Section 9-39	543 SW 61 TERRACE

NEW CASES – CCO MIKOLAJCZAK

2025-0858	TREVOR PENCE Exterior maintenance - dirty gutters Section 40.355 (C) CONTINUED FROM 6/24/25	6940 NW 34 STREET
2025-0852	PHUONG YIM Building maintenance - dirty roof Section 40.355 (C)(3) CONTINUED FROM 6/22/25	3346 NW 68 AVENUE

NEW CASES – CCO NELSON

2025-0831	NORMAN CASEY ET AL Driveway maintenance - repair driveway approach Section 35-0.2	2211 NW 62 AVENUE
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NEW CASES – CCO VALBRUN

2025-1439	APARICIO RENE PERES BATTEN REV TR ET AL Landscape maintenance - overgrown trees/bushes. Section 40.704 (L)(3)	5801 PARK DRIVE
2025-1451	ANDREW FRANCK ET AL Landscape maintenance - overgrown grass/weeds. Section 22-1	633 LAKESHORE DRIVE

PENALTY CASES – CCO 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

PENALTY CASES – BLDG DEPT.

2025-100091	RUPPENTHAL LLC	2333 N STATE ROAD 7
	Building safety inspection report.	
	Section FBC 110.15	

PENALTY CASES – CCO FIGUEROA

2025-0672	CHABAD HEBREW ACADEMY INC	1982 N STATE ROAD 7
	Landscape maintenance – sod required for swale on NW 55 Ave	
	Section 40.355 (C)(12)	

2024-3525	SUN ON PROPERTY INC	6301 W ATLANTIC BOULEVARD
	Unmaintained landscaping – sod bare areas, replace dead plants.	
	Section 40.704 (L)	

PENALTY CASES – MIKOLAJCZAK

2025-1149	SRP SUB LLC	6630 NW 24 COURT
	Non-compliance with rental certificate inspection requirement.	
	Section 9-39	

2025-1152	SRP SUB LLC	6630 NW 24 COURT
	Exterior maintenance – discolored rear porch and railings.	
	Section 40.355 (C)	

2025-1153	SRP SUB LLC	6630 NW 24 COURT
	Exterior maintenance – broken screen door and missing screens on rear porch	
	Section 40.355 (C)(4)	