



City of Margate
Special Magistrate Hearing Docket

JULY 14, 2026,

2:00 PM

CASE #	RESPONDENT	SITE ADDRESS
CODE COMPLIANCE OFFICER BALLESTEROS		
2025-3443	ANN BLANK REV TR BLANK, ANN TRSTEE Reseal and restripe parking lot. Section 40.355.(G)	101-123 N STATE ROAD 7
2025-2805	MARTEX FOOD SERV FL INC Parking lot needs resealing and restripe. Multiple surface irregularities. Section 40.704.(E).(1).(e) CONTINUED FROM 4/28/26	6590 W ATLANTIC BOULEVARD
CODE COMPLIANCE OFFICER BELBACK		
2026-1072	BAF ASSETS, LLC Sidewalk needs to be cleaned Section 40.355(C)(14)	4977 SW 11 PLACE
2026-1073	BAF ASSETS, LLC Grass/sod needed to cover bare areas of the yard Section 40.704(E)(1)(e)	4977 SW 11 PLACE
2026-1074	BAF ASSETS, LLC Clean fascia to house Section 40.355(C)	4977 SW 11 PLACE
2026-1075	BAF ASSETS, LLC Clean fence Section 40.355(C)(4)	4977 SW 11 PLACE
2026-1076	BAF ASSETS, LLC Remove leaves on ground from the rear yard Section 40.355(H)(1)	4977 SW 11 PLACE
2026-1077	BAF ASSETS, LLC Rental certificate of inspection required Section 9-39	4977 SW 11 PLACE

CODE COMPLIANCE OFFICER BELBACK (Continued)

2026-0765	LUELLEN CHAMBERS, H/E ET AL Clean and paint storm shutters Section 40.355(C)(1)	6777 NW 3 STREET
2026-0766	LUELLEN CHAMBERS, H/E ET AL Overgrown grass/weeds Section 22-1	6777 NW 3 STREET
2026-0768	LUELLEN CHAMBERS, H/E ET AL Leaves and grass growing into public sidewalk and street Section 35-0.3.	6777 NW 3 STREET
2026-0920	YVES W PIERRE Man living in a untagged camper that is located in the rear yard Section 40.351	6363 SW 2 STREET MARGATE
2026-0942	SWAY 2014-1 BORROWER LLC % INVITATION HOMES Overgrown grass & weeds not being maintained Section 22-1	5560 SW 7 COURT
2026-0943	SWAY 2014-1 BORROWER LLC % INVITATION HOMES Sidewalk needs to be cleaned Section 40.355(C)(14)	5560 SW 7 COURT
2026-0965	SWAY 2014-1 BORROWER LLC % INVITATION HOMES Dead palm in front yard needs to be removed Section 40.355(C)(9)	5560 SW 7 COURT
2026-1238	SWAY 2014-1 BORROWER LLC % INVITATION HOMES Rental certificate of inspection required Section 9-39	5560 SW 7 COURT

BUILDING

2026-100059	MELISSA S HARDAT Work - attached addition; multiple unsafe detached shed/accessory; etc., Section FBC 105.1	6110 SW 1 STREET
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CODE COMPLIANCE OFFICER CINTRON

2026-1130	ATLAS FLORIDA PROPERTIES LLC Displaying prohibited sign - banner(s) Section 40.706(Q) COMPLIED	2501-2533 N STATE ROAD 7
2026-0501	JAMAT AL-MUM'MINEEN INC Failure to provide maintenance to parking lot Section 40.355(G)	3222 HOLIDAY SPRINGS BOULEVARD

CODE COMPLIANCE OFFICER CINTRON (Continued)

2026-0502	JAMAT AL-MUM'MINEEN INC Failure to resod bare areas of lawn Section 40.704(E)	3222 HOLIDAY SPRINGS BOULEVARD
2026-0196	TEMPLE BETH AM OF MARGATE INC Failure to obtain a local business tax receipt - David's Swim School Section 25-1	7205 ROYAL PALM BOULEVARD

CODE COMPLIANCE OFFICER FIGUEROA

2026-1217	IGLESIA CRISTO LA UNICA ESPERANZA Nuisance - building lights glare Section 40.353	950 - 952 NW 66 AVENUE
2026-1235	SA1 PARTNERS DELAWARE LLC / CVS Trash and debris scattered throughout the property Section 33-29	1200 N STATE ROAD 7
2026-1237	SA1 PARTNERS DELAWARE LLC / CVS Overgrown grass and weeds Section 22-1	1200 N STATE ROAD 7
2026-1281	SUN PLAZA LLC / LA UNION RESTAURANT Expired local business tax receipt Section 25-6	998 S. STATE ROAD 7

CODE COMPLIANCE OFFICER GALARZA

2026-0931	EVELYN THOMPSON ET AL Rental property registration required Section 9-43 CONTINUED FROM 6/23/26	704 NW 66 AVENUE
2026-0751	APRIL WILLIAMS ET AL Nuisance on land / junk ,trash & debris Section 33-29	6720 MARGATE BOULEVARD

CODE COMPLIANCE OFFICER HARRIS

2025-3310	MICHELLE BRISCAN Bare soil is prohibited. Sod bare areas throughout lawn and swale. Section 40.704(E)(1)(e) CONTINUED FROM 5/26/26	5543 SW 7 STREET
2025-3311	MICHELLE BRISCAN Repair and reseal driveway connection. Section 35-0.2 CONTINUED FROM 5/26/26	5543 SW 7 STREET
2026-1009	SUDESH NANDAL Register Rental Property. Section 9-43 CONTINUED FROM 6/23/26	4987 SW 5 STREET

CODE COMPLIANCE OFFICER NELSON

2026-0623 EXANNE ZULMA 6397 NW 24 COURT
Rental registration required
Section 9-43 **CONTINUED FROM 6/23/26**

CODE COMPLIANCE OFFICER VALBRUN

2026-0637 JANET HUSBAND 6215 NW 16 STREET
Driveway Maintenance. (Reseal the driveway and driveway connection).
Section 40.355(C)(11) **CONTINUED FROM 6/23/26**

MOTION FOR ABATEMENT

CODE OFFICER BELBACK

2026-1243 NEIL A RICKETTS 7552 VISCAYA CIRCLE
Repeat Notice to abate unmaintained pool (uncovered pool filled with water not being treated)
Section 22-2
(7/8/24; 5/19/26)

2026-1245 NEIL A RICKETTS 7552 VISCAYA CIRCLE
Repeat Notice to abate overgrown landscaping grass, weeds, tree growing into public sidewalk
Section 22-2
(7/8/24; 5/19/26)

MOTION FOR RECONSIDERATION OF FINE

RESPONDENT: CLAUDIA YOKLAVICH

APPLICANT: CLAUDIA YOKLAVICH

ADDRESS: 603 S STATE ROAD 7

- #1D – 2025-1246 for non-compliance with rental registration requirements
- #1E – 2025-1247 for non-compliance with rental registration requirements
- #2H – 2024-3120 for non-compliance with rental registration requirements

RESPONDENT: JAMIL SHAKOOR/T'SHURA DENNIS

APPLICANT: T'SHURA DENNIS

ADDRESS: 5240 SW 5 STREET

- 2022-2276 for unmaintained landscaping – overgrown tree in swale

RESPONDENT: LEEFORD FRANCIS/STACYE-ANN FRANCIS

APPLICANT: LEEFORD FRANCIS

ADDRESS: 601 SW 50 TERRACE

- 2022-100131 for work – attached addition at rear of house including structural, electrical, and possible plumbing – without permit
- 2022-100137 for unsafe structure – expired permits for re-roof and impact windows
- 2024-100281 for work – 6-foot wood fence installed – without permit
- 2024-100282 for unsafe structure – expired permits for paver driveway

CASES IN COMPLIANCE AS OF 7/7/26

CCO BELBACK

2026-0770	LUELLEN CHAMBERS, H/E ET AL	6777 NW 3 STREET
	Inoperative vehicle with an expired tag blue vintage sportscar	
	Section 40.352	
2026-0783	LUELLEN CHAMBERS, H/E ET AL	6777 NW 3 STREET
	Vehicle with an expired tag black chevrolet corvette	
	Section 40.352	
2026-0784	LUELLEN CHAMBERS, H/E ET AL	6777 NW 3 STREET
	Sidewalk needs to be cleaned	
	Section 40.355(C)(14)	
2026-0921	YVES W PIERRE	6363 SW 2 STREET MARGATE
	Untagged silver salem cruise lite 5th wheel camper occupied and parked in the rear yard	
	Section 40.352	

CCO CINTRON

2026-0990	5297 W COPANS ROAD LLC	5297 COPANS ROAD
	Failure to provide maintenance to monument sign	
	Section 40.355(C)(5)	
2026-1114	COAST INVESTMENTS LP	7804-8092 W SAMPLE ROAD
	Inoperative vehicle(s) on property (expired tag and no tag)	
	Section 40.352	
2026-0575	E M I ENTERPRISES INC	2950 N STATE ROAD 7
	Failure to maintain awnings	
	Section 40.355(C)(6)	
2026-0111	FR 5355 NORTHWEST 24 STREET, LLC	5301 W COPANS ROAD
	Failure to resod bare areas of swale	
	Section 40.355(C)(12)	
2026-0908	IDS/SHURGARD INCOME GROWTH PARTNER DEPT PT-FL 08044	5150 W COPANS ROAD
	Failure to clean monument sign	
	Section 40.355(C)(5)	
2026-0505	JAMAT AL MUM'INEEN INC	3222 HOLIDAY SPRINGS BOULEVARD
	Failure to repair boarded up door	
	Section 40.355(K)	
2026-0193	TEMPLE BETH AM OF MARGATE INC	7205 ROYAL PALM BOULEVARD
	Failure to maintain parking lot (potholes and broken curbs)	
	Section 40.355(G)	
2026-1136	VINE INTERNATIONAL MINISTRIES INC	8036 W SAMPLE ROAD
	Nuisance on land (junk/trash/debris)	
	Section 33-29	

CCO VALBRUN

2026-1408	MARK KUZNIAR	837 SW 56 AVENUE
	Dirty/unsanitary pool.	
	Section 33-103	
2026-1409	MARK KUZNIAR	837 SW 56 AVENUE
	Unmaintained landscaping.	
	Section 22-1	
2026-1410	MARK KUZNIAR	837 SW 56 AVENUE
	Broken and dirty fence. (This is a recurring violation from the case 17-3145).	
	Section 40.355(C)(4)	
2026-1411	MARK KUZNIAR	837 SW 56 AVENUE
	Unmaintained landscaping.	
	Section 40.355(C)	
2026-1043	CHANNA D ROCHESTER ET AL	6206 MARGATE BOULEVARD
	Rental registration required.	
	Section 9-43	