



City of Margate
Special Magistrate Hearing Docket

FEBRUARY 24, 2026,

2:00 PM

CASE #	RESPONDENT	SITE ADDRESS
NEW CASES – CODE COMPLIANCE OFFICER BALLESTEROS		
2025-2805	MARTEX FOOD SERV FL INC Parking lot needs resealing and restripe. Multiple surface irregularities. Section 40.704.(E).(1).(e) CONTINUED FROM 1/20/26	6590 W ATLANTIC BOULEVARD
2025-1808	SUNSHINE GASOLINE DISTRIBUTORS INC Exterior premises maintenance - reseal/restripe parking lot. Section 40.355 (G) CONTINUED FROM 1/20/26	6600 W ATLANTIC BOULEVARD
2025-1811	SUNSHINE GASOLINE DISTRIBUTORS INC Exterior property maintenance - driveway approach. Section 35-0.2 CONTINUED FROM 1/20/26	6600 W ATLANTIC BOULEVARD
NEW CASES – CODE COMPLIANCE OFFICER BELBACK		
2025-2904	JO ANN BYRD Driveway must be cleaned Section 40.355(G)	181 SW 77 TERRACE
2025-2905	JO ANN BYRD Clean and repair the wooden fence Section 40.355(C)(4)	181 SW 77 TERRACE
2025-2906	JO ANN BYRD Sidewalk needs to be cleaned Section 40.355(C)(14)	181 SW 77 TERRACE
2025-2907	JO ANN BYRD Storm shutters need to be cleaned and painted Section 40.355(C)(3)	181 SW 77 TERRACE
2025-2908	JO ANN BYRD Roof & fascia in disrepair Section 40.355(C)(3)	181 SW 77 TERRACE

NEW CASES – CODE COMPLIANCE OFFICER BELBACK (Continued)

2025-2909	JO ANN BYRD Unmaintained Dirty Pool Section 33-103	181 SW 77 TERRACE
2025-3233	JO ANN BYRD Overgrown trees and other vegetation into the public sidewalk and street Section 40.355(C)(12)	181 SW 77 TERRACE
2025-3234	JO ANN BYRD Overgrown grass & weeds not being maintained Section 22-1	181 SW 77 TERRACE
2025-3057	OLIVIA ALEXANDRA DAVIS Property maintenance standards: firewall-partywall, fascia is dirty/needs to be repainted. Section 40.355(C)	6143 SW 4 STREET
2025-3058	OLIVIA ALEXANDRA DAVIS Wooden fence is dirty and in disrepair Section 40.355(C)(4)	6143 SW 4 STREET
2025-2917	MEHAR BANO FAM TR ET AL Sidewalk needs to be cleaned Section 40.355(C)(14)	6822 SW 7 STREET
2025-2918	MEHAR BANO FAM TR ET AL Grass/sod needed to cover bare areas of the yard Section 40.704(E)(1)(e)	6822 SW 7 STREET
2025-2927	LIDDE V PITON Grass/sod needed to cover bare areas of the yard Section 40.704(E)(1)(e)	6740 SW 7 STREET
2025-2928	LIDDE V PITON Sidewalk needs to be cleaned Section 40.355(C)(14)	6740 SW 7 STREET
2025-3090	SARA E TRUINI H/E ET AL Wooden fence is dirty inside and out around the entire property Section 40.355(C)(4)	4941 SW 11 CIRCLE
2025-3091	SARA E TRUINI H/E ET AL Clean and repaint fascia to house Section 40.355(C)(1)	4941 SW 11 CIRCLE
2025-3092	SARA E TRUINI H/E ET AL Clean sidewalk Section 40.355(C)(14)	4941 SW 11 CIRCLE

NEW CASES – CODE COMPLIANCE OFFICER BELBACK (Continued)

- 2025-3093 SARA E TRUINI H/E ET AL 4941 SW 11 CIRCLE
Grass/sod required
Section 40.704(E)(1)(e)
- 2025-3095 SARA E TRUINI H/E ET AL 4941 SW 11 CIRCLE
Address not on house/structure (displayed/contrasting color)
Section 35-14
- 2025-3101 SARA E TRUINI H/E ET AL 4941 SW 11 CIRCLE
Clean house walls
Section 40.355(C)(5)
- 2025-3565 SARA E TRUINI H/E ET AL 4941 SW 11 CIRCLE
Repeat dirty pool
Section 33-103
(6/24/22; 12/17/25)

NEW CASES – CODE COMPLIANCE OFFICER CINTRON

- 2025-3065 COAST INVESTMENT LP 7804-8092 W SAMPLE ROAD
Repeat failure to maintain trash container areas
Section 40.355(E)
(9/23/24; 10/13/25)
- 2025-2954 TMT PROPERTIES-BANKS ROAD LLC 1593-1667 BANKS ROAD
Failure to obtain a local business tax receipt - LIONS AUTO REPAIR
Section 25-1
- 2025-3471 CLENDIA ULYSSE ET AL 5263 NW 30 COURT
Failure to obtain a local business tax receipt - AMBITIOUS TRANSPORT LOGISTICS LLC
Section 25-1

NEW CASES – CODE COMPLIANCE OFFICER FIGUEROA

- 2025-3512 JUDY CAMMARATA 5613 NW 8 STATE
City Abate - Graffiti
Section 33-104(e)
- 2025-3395 JK-DA HOLDINGS LLC LLC 1605 N STATE ROAD 7
Prohibited outside storage - pallets of tile
Section 40.552(F)(14)

NEW CASES – CODE COMPLIANCE OFFICER GALARZA

- 2026-0129 BISMUTH BRIDGE PROPCO LLC N 6969 W ATLANTIC BOULEVARD
Pool Maintenance
Section 33-103
- 2025-3412 WILLIAM A ELLIS, III 850 NW 69 TERRACE
Dying /dead grass
Section 40.704 (E)(1)(e)

NEW CASES – CODE COMPLIANCE OFFICER GALARZA (Continued)

- 2025-3604 R&G FRIEDMAN INVESTMENT LLC 5805 PARK DRIVE
Property overgrown (grass, including canal banks/swales)
Section 22-1
- 205-3419 CAROLE RAVALLO 6750 MARGATE BOULEVARD
Dirty fascia
Section 40.355 (C)
- 2025-3414 APRIL WILLIAMS ET AL 6720 MARGATE BOULEVARD
Landscape maintenance
Section 40.704 (L)
- 2025-3417 APRIL WILLIAMS ET AL 6720 MARGATE BOULEVARD
Exterior maintenance
Section 40.355 (C)

NEW CASES – CODE COMPLIANCE OFFICER HARRIS

- 2025-3342 1008SWMGMTCORP 1008 SW 61 AVENUE
Bare soil is prohibited. Sod bare areas throughout lawn and revive decaying/dying grass.
Section 40.704(E)(1)(e)
- 2025-3409 OMAR BENITEZ ET AL 607 S STATE ROAD 7 #2D
Application expired 11/8/25. An annual renewal of the registration is required.
Section 9-43
- 2025-3346 TOMAS DIAZ 6173 SW 1 STREET
Register Rental Property.
Section 9-43
- 2025-3558 JENNIFER D GILTRAP 399 SW 65 AVENUE
Place boat completely on driveway/paved surface and repair/inflate tires.
Section 26-3
- 2025-2535 GRANTFUTURE LLC 272 NW 78 AVENUE
Prohibited use - recovery residence.
Section 40.510 (B) **CONTINUED FROM 1/20/26**
- 2025-3523 JANN 6130 LLC 6130 EDWARDS ROAD
Register Rental Property.
Section 9-43
- 2025-3511 NO NONSENSE INVESTOR LLC 5025 SW 9 STREET
Register Rental Property.
Section 9-43
- 2025-3503 ROCK TR 4971 SW 7 COURT
Application expired 11/12/25. An annual renewal of the registration is required.
Section 9-43

NEW CASES – CODE COMPLIANCE OFFICER HARRIS (Continued)

- 2025-3518 SFR 2012-1 FLORIDA LLC 4981 SW 9 STREET
Register Rental Property.
Section 9-43
- 2025-3301 DWIGHT A TULLOCH 5501 SW 6 COURT
Sod bare areas throughout lawn and swale and revive decaying/dying grass.
Section 40.704(E)(1)(e)
- 2025-3540 EDWARD & PHYLLIS WARD 359 SW 65 AVENUE
Nuisance (remove junk, trash, debris, bottles, tires, etc).
Section 33-29

NEW CASES – CODE COMPLIANCE OFFICER MIKOLAJCZAK

- 2025-2694 BAID CAPITAL INC 6420 HARBOR BEND
Dirty fence or re-paint the fence from discoloration
Section 40.355(C)(4) **CONTINUED FROM 1/20/26**
- 2025-2696 BAID CAPITAL INC 6420 HARBOR BEND
Non-compliance with rental registration requirements.
Section 9-43 **CONTINUED FROM 1/20/26**
- 2025-3378 EDNA L COHEN 3219 W BUENA VISTA DRIVE
Pressure or chemical clean roof.
Section 40.355 (C)(3)

NEW CASES – CODE COMPLIANCE OFFICER NELSON

- 2025-1790 CHESTER SMALLWOOD 7761 NW 29 STREET
Exterior maintenance - repair / replace damaged, dirty fascia. Paint to one uniform color.
Section 40.355(C)(2)
- 2025-1791 CHESTER SMALLWOOD 7761 NW 29 STREET
Exterior maintenance - clean / paint exterior walls to remove discoloration, include gutters.
Section 40.355(C)
- 2025-3586 CHESTER SMALLWOOD 7761 NW 29 STREET
Pool maintenance - dirty pool - potential health concern.
Section 33-103
- 2025-3432 RICO J & ELIZABETH WILKERSON 2204 W RIVER DRIVE
Failure to comply with rental registration requirements.
Section 9-43
- 2025-3500 RICO J & ELIZABETH WILKERSON 2204 W RIVER DRIVE
Repair / replace damaged broken fence
Section 40.355 (C)(4)
- 2025-3501 RICO J & ELIZABETH WILKERSON 2204 W RIVER DRIVE
Replace damaged / missing sod in swale

Section 35-0.3

NEW CASES – CODE COMPLIANCE OFFICER VALBRUN

2025-3438	MARLENE J BARNES Rental registration required. Section 9-43	1805 E RIVER DR
2025-3383	VAZQUEZ FAM TR Rental registration required. Section 9-43	1604 E RIVER DR

MOTION FOR ABATEMENT

CODE COMPLAINECE OFFICER CINTRON

2025-3100	SARA E TRUINI H/E ET AL Notice to abate – Dirty pool. Section 22-2	4941 SW 11 CIRCLE
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CODE COMPLIANCE OFFICER GALARZA

2026-0130	BISMUTH BRIDGE PROPCO LLC N Notice to abate Section 22-2	6969 W ATLANTIC BOULEVARD
2026-0073	R&G FRIEDMAN INVESTMENTS LLC Notice to abate Section 22-2	5805 PARK DRIVE

MOTION TO VACATE ORDERS

CODE COMPLIANCE OFFICER BALLESTEROS

2023-0220	TIMOTHY M ADAMS ET AL House exterior maintenance. (dirty/discolored roof) Section 40.4 Appendix A	7658 NW 21 STREET
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MOTION FOR RECONSIDERATION OF FINE

RESPONDENT: MAURICE CONSTANTIN

APPLICANT: MAURICE CONSTANTIN

ADDRESS: 1621 E RIVER DRIVE

- 2024-100357 work without permits
 - Unpermitted/non-compliant patio structure conversion to rental unit
 - Aluminium screen room enclosure constructed to living space/rental unit w/walls windows, doors, a/c mini-split system and roofing
 - New sanitary line/plumbing installed for unpermitted bathrooms being built
 - New concrete walkway/pads constructed at left side & rear of house
 - New 6-foot wood fence construction in progress
 - Numerous electrical violations including open splices and incorrect wiring and electrical work in progress at rear areas of home and at electrical sub panel area in laundry room
 - Structural work, electrical work and plumbing work

RESPONDENT: TROPICAL VIEW APARTMENTS

APPLICANT: OBI'S NIGHT LION, LLC & OBI'S NIGHT LION II, LLC

ADDRESS: 1241 W RIVER DRIVE

- 2024-100261 unsafe structure – deterioration and collapse of stucco soffit.

RESPONDENT: MARIA and CRISTOBAL COLON

APPLICANT: HARRY DIAMOND

ADDRESS: 6855 NW 9 STREET

- 2024-0224 discolored walls and garage door

CASES IN COMPLIANCE AS OF 2/11/26

NEW CASES – CCO BELBACK

2025-3218 TRINNISE D SEYMOUR PETERSON 6890 CURRY CIRCLE
Sidewalk needs to be cleaned
Section 40.352

2025-3219 TRINNISE D SEYMOUR PETERSON 6890 CURRY CIRCLE
Sidewalk needs to be cleaned
Section 40.355(C)(14)

NEW CASES – CCO CINTRON

2025-3203 LAKEWOOD RETAIL LLC 5501 W ATLANTIC BOULEVARD
Failure to obtain a local business tax receipt – TERIYAKI EXPRESS
Section 25-1

2025-3236 YVENY RAYMOND 6224 DUVAL DRIVE
Failure to comply with residential rental registration
Section 9-43

2025-2957 VVS LLC 1811-1813 BANKS ROAD
Failure to obtain a local business tax receipt – ABUNDANT LIFE CHRISTIAN CENTRE INC
Section 25-1 **CONTINUED FROM 1/20/26**

NEW CASES – CCO GALARZA

2026-0127 BISMUTH BRIDGE PROPCO LLC N 6969 W ATLANTIC BOULEVARD
Nuisance on land
Section 33-29

2025-3429 KINGDOM BLUE SKY PROPERTIES INC 6570 NW 6 COURT
Fence maintenance
Section 40.702

NEW CASES – CCO HARRIS

2025-3524 ROSELYNE M FERDINAND 420 SW 62 AVENUE
Register Rental Property.
Section 9-43

NEW CASES – CCO NELSON

2025-1789 CHESTER SMALLWOOD 7761 NW 29 STREET
Landscape maintenance – trim bushes, hedges shrubs planted within 8 feet of window.
Section 40.704(L)