



City of Margate  
Special Magistrate Hearing Docket

JUNE 24, 2025,

2:00 PM

CASE #	RESPONDENT	SITE ADDRESS
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**NEW CASES – CODE COMPLIANCE OFFICER BALLESTEROS**

2024-3373	MONICA INVESTMENT GROUP INC Unmaintained landscaping - re-sod bare areas throughout property. Section 40.704 (E)(1)(e) <b>CONTINUED FROM 5/27/25</b>	6900 W ATLANTIC BOULEVARD
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**NEW CASES – CODE COMPLIANCE OFFICER BELBACK**

2025-1315	JULIA TABIO- CUETO ET AL <b>Repeat</b> landscape maintenance - grass/sod required. Section 40.704 (E)(1)(e)	831 SW 56 AVENUE
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2025-0707	AURIOLE HILAIRE, H/E ET AL Driveway maintenance - dirty driveway Section 40.355 (G)	6118 SW 1 STREET
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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
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2025-0710	AURIOLE HILAIRE, H/E ET AL No local business tax receipt - AH Lawn Service, Inc Section 40.614	6118 SW 1 STREET
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2025-0712	AURIOLE HILAIRE, H/E ET AL <b>Repeat</b> nuisance - junk/trash debris - on property. Section 33-29 (3/16/22; 3/5/25)	6118 SW 1 STREET
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**NEW CASES – BUILDING DEPARTMENT**

2021-100181	ORLANDO HUC Work - detached addition/accessory structure; attached addition and patio enclosure including electrical plumbing and mechanical; windows and doors replaced, etc - without permits. Section 105.1 FBC	375 SW 65 AVENUE
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### **NEW CASES – BUILDING DEPARTMENT (Continued)**

2025-100058	JOSE ANTONIO PALERMO Work - seawall constructed - without permits. Section 105.1 FBC	3316 ORINOCO LANE
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### **NEW CASES – CODE COMPLIANCE OFFICER CINTRON**

2025-1231	COAST INVESTMENTS LP No local business tax receipt - Cellular Plus Section 25-6	7812 W SAMPLE ROAD
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2025-1233	COAST INVESTMENTS LP No local business tax receipt - EZ Dry Cleaners Section 25-6	7958 W SAMPLE ROAD
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2025-0039	REMUS REALTY LLC Unmaintained landscaping - sod & mulch required. Section 40.704 (E)(1) <b>CONTINUED FROM 5/27/25</b>	2185-2189 N STATE ROAD 7
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### **NEW CASES – CODE COMPLIANCE OFFICER FIGUEROA**

2024-3029	2057 BUILDING LLC Unmaintained building exterior - faded paint Section 40.355 (C)(1) <b>CONTINUED FROM 5/27/25</b>	2057 N STATE ROAD 7
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2025-0672	CHABAD HEBREW ACADEMY INC Landscape maintenance - sod required for swale on NW 55 Ave Section 40.355 (C)(12)	1982 N STATE ROAD 7
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2024-3525	SUN ON PROPERTY INC Unmaintained landscaping - sod bare areas, replace dead plants. Section 40.704 (L) <b>CONTINUED FROM 5/27/25</b>	6301 W ATLANTIC BOULEVARD
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2024-3527	SUN ON PROPERTY INC Unmaintained parking lot. Section 40.355 (G) <b>CONTINUED FROM 5/27/25</b>	6301 W ATLANTIC BOULEVARD
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2025-0050	SUNSHINE GASOLINE DISTRIBUTORS Unmaintained paved/parking areas. Section 40.355 (G)	2099 N STATE ROAD 7
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### **NEW CASES – CODE COMPLIANCE OFFICER GALARZA**

2025-1309	ALEESHA BENJAMIN Improperly stored vehicle (no/expired tag) gold Camry Section 40.352	604 NW 66 AVENUE
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2025-0740	ALBERT BITTON Building maintenance - dirty roof Section 40.355 (C)(3)	7495 NW 7 PLACE
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## NEW CASES – CODE COMPLIANCE OFFICER GALARZA (Continued)

2025-0911	ANNETTE M & FRANKLIN N BOWDEN ET AL Improperly stored vehicle (no/expired tag) red sedan Section 40.352	6562 NW 16 COURT
2025-1143	CLJ STUCCO SUB-CONTRACTORS INC Non-compliance with residential rental property registration requirements. Section 9-43	6957 NW 7 COURT
2025-0572	MARIA CORREA ET AL Landscape maintenance - sod and mulch required throughout the property. Section 40.704 (L)	603 MAPLE DRIVE
2025-0653	CAROL FRY, EST Landscape maintenance - grass/sod required Section 40.704 (L)	800 NW 72 TERRACE
2025-0406	MARGATE HOLDINGS LLC Non-compliance with rental certificate inspection requirement. Section 9-39	730 NW 67 AVENUE
2025-0413	MARGATE HOLDINGS LLC Unmaintained landscaping - grass/sod required. Section 40.704 (E)(1)(e)	730 NW 67 AVENUE
2025-0744	MARY ANN JOYCE ROSENBERG Landscape maintenance on canal easements/lakes Section 40.355 (J)	7500 NW 6 COURT
2025-0745	MARY ANN JOYCE ROSENBERG Building maintenance - dirty roof Section 40.355 (C)(3)	7500 NW 6 COURT
2025-0648	ROSENDO & MARIA SOTO Building maintenance - dirty roof Section 40.355 (C)(3)	745 NW 73 TERRACE
2025-0781	NICOLE M TRACY Landscape maintenance - grass/sod required. Section 40.704 (E)(1)(e)	741 NW 65 AVENUE

## NEW CASES – CODE COMPLIANCE OFFICER HARRIS

2025-0603	HELIODORO ALVAREZ DEL PINO ET AL Non-compliance with rental certificate. Section 9-39 <b>CONTINUED FROM 5/27/25</b>	607 S STATE ROAD 7 #1G
2025-0714	PALM LAKES CONDO OPERATING ASSOCIATION Building maintenance - chipped, discolored and dirty exterior surfaces/damaged screens. Section 40.355 (C)	357 N ROCK ISLAND ROAD

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

2025-0986	PALM LAKES CONDO OPERATING ASSOCIATION Exterior maintenance - dirty exterior surfaces, walls, staircases, walkways, loose and bent railings, broken gates, broken dirty gutters Section 40.355 (C)	7431 NW 1 STREET
2025-1113	SRP SUB LLC Non-compliance with rental certificate inspection requirement. Section 9-39	5365 SW 10 COURT
2025-1114	SRP SUB LLC Landscape maintenance - grass/sod required. Section 40.704 (E)(1)(e)	5365 SW 10 COURT
2025-1115	SRP SUB LLC Landscape maintenance - overgrown shrubs and hedges Section 40.704 (L)(5)(g)	5365 SW 10 COURT

**NEW CASES – CODE COMPLIANCE OFFICER MIKOLAJCZAK**

2025-0777	KEVIN GILBO Building maintenance - dirty roof Section 40.355 (C)(3)	7671 NORMANDE COURT
2025-0857	TREVOR PENCE Building maintenance - dirty roof Section 40.355 (C)(3)	6940 NW 34 STREET
2025-8585	TREVOR PENCE Exterior maintenance - dirty gutters Section 40.355 (C)	6940 NW 34 STREET
2025-1149	SRP SUB LLC Non-compliance with rental certificate inspection requirement. Section 9-39	6630 NW 24 COURT
2025-1152	SRP SUB LLC Exterior maintenance - discolored rear porch and railings. Section 40.355 (C)	6630 NW 24 COURT
2025-1153	SRP SUB LLC Exterior maintenance - broken screen door and missing screens on rear porch Section 40.355 (C)(4)	6630 NW 24 COURT
2025-0852	PHUONG YIM Building maintenance - dirty roof Section 40.355 (C)(3)	3346 NW 68 AVENUE

## **PENALTY CASES – BUILDING DEPARTMENT**

2025-100093	APPLEGREEN CONDO APTS 2 Building safety inspection report. Section FBC 110.15	611 S STATE ROAD 7
2025-100038	STACY I BETMAN Work without permit - interior remodel in progress Section FBC 105.1	601 NW 80 TERRACE #102
2025-100092	BW BOWLING PROPERTIES LP Building safety inspection report. Section FBC 110.15	2020 N STATE ROAD 7
2025-100083	FAITH BAPTIST CHURCH OF MARGATE FL INC Building safety inspection report. Section FBC 110.15	6950 ROYAL PALM BOULEVARD
2025-100090	MICRON USA CORP Building safety inspection report. Section FBC 110.15	2173 N STATE ROAD 7
2025-100084	LAURENT L LEBLANC MORNIERE ET AL Building safety inspection report. Section FBC 110.15	1441 N STATE ROAD 7
2023-100003	THIERRY G SANTORELLI Work without permit - structure being built sw corner of property; etc Section FBC 105.1	5360 NW 32 STREET

## **PENALTY CASES – CODE COMPLIANCE OFFICER FIGUEROA**

2025-0425	4701 COCONUT CREEK PARKWAY LLC Unmaintained parking lot. Section 40.355 (G)1	4701 COCONUT CREEK PARKWAY
2025-0427	4701 COCONUT CREEK PARKWAY LLC Unmaintained parking lot. - potholes striping wheelstops) Section 40.355 (G)1	4701 COCONUT CREEK PARKWAY
2025-0489	GENEVIEVE L MORINIERE REV TR ET AL Unmaintained parking lot - potholes/striping/wheelstops Section 40.355 (G)	1441 N STATE ROAD 7

## **PENALTY CASES – CODE COMPLIANCE OFFICER GALARZA**

2025-0296	GLAD ANGEL & ASSOCIATES LLC Non-compliance with rental registration requirements. Section 9-43	5729 SETON DRIVE
2025-0159	GLAD HOLDINGS LLC Non-compliance with rental registration certificate. Section 9-39	610 N ROCK ISLAND RD #3

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

2024-3592	NICOLE HOLMES Unmaintained building exterior - roof in disrepair. Section 40.355 (C)(3)	6972 NW 6 COURT
2025-0158	IRA Z039487 FBO ANGELA GLAD ET AL Non-compliance with rental registration certificate. Section 9-39	610 N ROCK ISLAND ROAD #4
2025-0826	SIMONE M MIRANDA ET AL Prohibited storage (POD) container. Section 40.701 (B)	5808 SETON DRIVE
2025-0294	DAVID MONTEAGUDO Prohibited commercial vehicle in a residential area. Section 26-2	6117 NW 9 STREET

**PENALTY CASES – CODE COMPLIANCE OFFICER HARRIS**

2025-0883	KIM ASSOON ET AL Non-compliance with rental certificate. Section 9-39	609 S STATE ROAD 7 #1B
2025-0604	CARLOS BOLIVAR ET AL Non-compliance with rental certificate. Section 9-39	601 S STATE ROAD 7 #1I
2025-0724	ARLENE CONATY ET AL Non-compliance with rental registration requirements. Section 9-43	357 N ROCK ISLAND ROAD #307
2025-0003	PATRICK PIERRE ET AL Unmaintained fence. Section 40.702	6302 SW 1 STREET

**PENALTY CASES – CODE COMPLIANCE OFFICER MIKOLAJCZAK**

2025-0259	JOHN M APGAR Unmaintained building exterior - dirty roof Section 40.355 (C)(3)	2609 NW 79 AVENUE
2025-0260	JOHN M APGAR Unmaintained building exterior - dirt/mold on exterior Section 40.355 (C)	2609 NW 79 AVENUE
2025-0261	JOHN M APGAR Unmaintained building exterior - discolored front door. Section 40.355 (C)	2609 NW 79 AVENUE
2025-0262	JOHN M APGAR Improperly stored vehicle (silver Cayenne) - no/expired tag. Section 40.352	2609 NW 79 AVENUE

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

2025-0380     ERNESTO EGAS ET AL     2156 NW 76 WAY  
Unmaintained building exterior - screen enclosure in disrepair  
Section 40.355 (C)

**PENALTY CASES – CODE COMPLIANCE OFFICER VALBRUN**

2025-0255     ADILEY AGUILA     6249 NW 17 STREET  
Prohibited residence.  
Section 40.351 **CONTINUED FROM 4/22/25**

2024-3685     VAN HUTCHINSON, H/E ET AL     1797 NW 65 AVENUE  
Dirty/unsanitary pool.  
Section 33-103

2024-3687     VAN HUTCHINSON, H/E ET AL     1797 NW 65 AVENUE  
Unmaintained landscaping - sod bare areas of lawn and swale.  
Section 40.704 (E)(1)(e)

2024-3688     VAN HUTCHINSON, H/E ET AL     1797 NW 65 AVENUE  
Prohibited commercial vehicle in a residential area.  
Section 26-2

2024-3689     VAN HUTCHINSON, H/E ET AL     1797 NW 65 AVENUE  
Nuisance - unused items/junk, etc - on property.  
Section 33-29

**MOTION TO VACATE ORDERS**

**CODE COMPLIANCE OFFICER BALLESTEROS**

2024-2501     CSMA FT LLC     1344 W RIVER DRIVE  
Exterior maintenance of premises - damaged fence.  
Section 40.355 (C)(4)

## **MOTION FOR RECONSIDERATION OF FINE**

**APPLICANT:** STEVE KERBEL, ESQ FOR 711 GOLD COAST LLC

**RESPONDENT:** 711 GOLD COAST LLC

**ADDRESS:** 711 N STATE ROAD 7

- 2021-1551 for unmaintained landscaping – sod required
- 2021-1553 for unmaintained building – dirty discolored walls
- 2022-0001 for nuisance – junk/trash/debris – on property
- 2022-0002 for unmaintained parking lot

**APPLICANT:** SCP 2002C-3 LLC

**RESPONDENT:** CVS 2758 MARGATE LLC

**ADDRESS:** 255 S STATE ROAD 7

- 2016-1979 for Nuisance – trash/debris – on property
- 2021-0325 for Building maintenance – dirty roof
- 2022-3821 for Dumpster enclosure maintenance –
- 2022-3825 for Nuisance – trash/debris – on property
- 2022-3826 for driveway maintenance
- 2024-1629 for landscape maintenance – grass/sod and mulching required

**APPLICANT:** LAKEWOOD ON THE GREEN CONDOMINIUM 2 ASSN, INC

**RESPONDENT:** LAKEWOOD ON THE GREEN CONDOMINIUM 2 ASSN, INC

**ADDRESS:** 5510 LAKEWOOD CIRCLE

- 2021-100350 for non-compliance with the building safety inspection report.

**APPLICANT:** WEST ATLANTIC AP, LLC

**RESPONDENT:** WEST ATLANTIC AP, LLC

**ADDRESS:** 5400 W ATLANTIC BOULEVARD

- 2024-100108 for non-compliance with the building safety inspection report.

**APPLICANT:** PAUL SNELL

**RESPONDENT:** PAUL SNELL

**ADDRESS:** 5511 SW 7 PLACE

- 2016-1572 for nuisance – junk/trash/debris – on property
- 2016-1573 for landscape maintenance – overgrown grass/weeds
- 2016-1574 for landscape maintenance – grass/sod required for swale area.



## CASES IN COMPLIANCE AS OF 6/19/25

### NEW CASES – CCO BELBACK

2025-0765	CSMA FT LLC	6331 SOUTHGATE BOULEVARD
	Non-compliance with rental certificate inspection requirement.	
	Section 9-39	
2025-0957	L & J CAPITAL LLC	6113 NW 1 STREET
	Notice to Abate	
	Section 22-2	
2025-0958	L & J CAPITAL LLC	6113 NW 1 STREET
	Nuisance - junk/trash/debris - on property.	
	Section 33-29	
2025-0959	L & J CAPITAL LLC	6113 NW 1 STREET
	Landscape maintenance - overgrown grass/weeds (including canal bank/swales)	
	Section 22-1	
2025-0951	CLIFTON K PIERCE	6546 NW 1 COURT
	Notice to Abate	
	Section 22-2	
2025-0952	CLIFTON K PIERCE	6546 NW 1 COURT
	Overgrown grass/weeds (including canal banks/swale)	
	Section 22-1	

### NEW CASES – CCO CINTRON

2025-1013	BMF PLAZA LLC	3113 N STATE ROAD 7
	No local business tax receipt - Vasanthi Chandrasekaran MD	
	Section 25-6	
2025-1014	BMF PLAZA LLC	3205 N STATE ROAD 7
	No local business tax receipt - Final Cut Master Barbers	
	Section 25-6	
2025-0705	IGREJA ASSEMBLEIA DE DEUS EM POMPANO BEACH INC	6101 NW 31 STREET
	Unmaintained dumpster area.	
	Section 40.355 (E)(1) <b>CONTINUED FROM 5/27/25</b>	

### NEW CASES – CCO FIGUEROA

2025-1010	CLEVER PLACE CORP	5084 COCONUT CREEK PARKWAY
	No local business tax receipt - Sabor Hispano	
	Section 25-1	
2025-0377	COKEBURY METHODIST CHURCH OF MARGATE INC	1801 NW 65 AVENUE
	Landscape maintenance - overgrown shrubs and hedges	
	Section 40.704 (L)(5)	

### NEW CASES – CCO GALARZA

2025-0888	FKH SFR C1 LP	6750 NW 7 COURT
	Building maintenance - dirty roof	
	Section 40.355 (C)(2)	
2025-0636	HERMES D RUIZ, H/E ET AL	1200 NW 74 AVENUE
	Landscape maintenance - overgrown grass.	
	Section 40.704 (L)	
2025-0692	JUSTIN ROBERT VERSETTI	6213 NW 9 COURT
	Landscape maintenance - overgrown shrubs and hedges	
	Section 40.704 (L)(5)	
2025-0693	JUSTIN ROBERT VERSETTI	6213 NW 9 COURT
	Improperly stored vehicle (no/expired tag) trailer hitch	
	Section 40.352	
2025-0694	JUSTIN ROBERT VERSETTI	6213 NW 9 COURT
	Improperly stored vehicle (no/expired tag) green Ford	
	Section 40.352	
2025-0695	JUSTIN ROBERT VERSETTI	6213 NW 9 COURT
	Improperly stored vehicle (no/expired tag) blue Toyota	
	Section 40.352	

### NEW CASES – CCO MIKOLAJCZAK

2025-0440	JOSE FERRNANDEZ ET AL	3133 NW 72 AVENUE
	Building maintenance - dirty roof	
	Section 40.355 (C)(3)	

2025-0773	HSBC BANK USA	7741 BELMONTE BOULEVARD
	Building maintenance – dirty roof	
	Section 40.355 (C)(3)	

### PENALTY CASES – BLDG DEPT.

2023-100340	MUOI AI TIET	6100 NW 6 STREET
	Building safety inspection report.	
	Section FBC 110.15	

### PENALTY CASES – CCO CINTRON

2025-0862	JERMAINE LUGG, H/E ET AL	3065 PALM PLACE
	No local business tax receipt – Flawless Journeys LLC	
	Section 25-1	

2025-0268	MARGATE 62 LLC	2508 NW 62 AVENUE
	No local business tax receipt – The Glass Solutions	
	Section 25-1 <b>CONTINUED FROM 5/27/25</b>	

2024-3683	MARGATE PROPERTY DEVELOPMENT LLC	5425 NW 24 STREET #212
	No local business tax receipt – Happy AC	
	Section 25-1 <b>CONTINUED FROM 4/22/25</b>	

2025-0033	REMUS REALTY LLC	2185-2189 N STATE ROAD 7
	Improperly stored vehicle – inoperable vehicle	
	Section 40.352	

### PENALTY CASES – CCO FIGUEROA

2025-0378	COKEBURY METHODIST CHURCH OF MARGATE INC	1801 NW 65 AVENUE
	Unmaintained landscaping – overgrown grass/weeds – including swale and canal bank	
	Section 22-1	

### PENALTY CASES – CCO GALARZA

2025-0349	BLANGOR 6100 LLC	6100 NW 19 COURT
	Non-compliance with rental registration certificate.	
	Section 9-39	

2025-0589	FKH SFR C1 LP	6750 NW 7 COURT
	Non-compliance with rental registration certificate.	
	Section 9-39	

2025-0729	KIRKLAND RICARDO DAVIS ET AL	1101 NW 62 AVENUE
	Improperly stored vehicle.	
	Section 40.352	

2025-0511	RUSS PROPERTY LLC	7540 MARGATE BOULEVARD
	Non-compliance with rental registration requirements.	
	Section 9-43	

### PENALTY CASES – CCO HARRIS

2025-0608	EDUARDO LOPERA	605 S STATE ROAD 7 #1B
	Non-compliance with rental certificate.	
	Section 9-39	

### PENALTY CASES – CCO MIKOLAJCZAK

2024-2622	LAURENE D BATCHELOR, H/E ET AL	335 SW 69 AVENUE
	Unmaintained building exterior – damaged roof.	
	Section 40.355(C)(3)	

2025-0272	LATOYA HENRY-DOWNIE ET AL	2620 NW 79 AVENUE
	Unmaintained building exterior – dirty roof	
	Section 40.355 (C)(3)	

2024-3268	ERNESTO EGAS ET AL	2156 NW 76 WAY
	Unmaintained building exterior – damaged roof.	
	Section 40.355 (C)(3)	

### PENALTY CASES – CCO NELSON

2025-0190	EVANGELIA GEORGE MALLAS ET AL	2671 NW 65 AVENUE
	Prohibited commercial vehicle in a residential area.	
	Section 26-2	