



City of Margate
Special Magistrate Hearing Docket

NOVEMBER 25, 2025,

2:00 PM

CASE #	RESPONDENT	SITE ADDRESS
NEW CASES – CODE COMPLIANCE OFFICER BALLESTEROS		
2025-1278	BRUCE D & EILEEN I GOLDENBERG Driveway maintenance - reseal/restripe parking lot. Section 40.355 (G)	7150 W ATLANTIC BOULEVARD
2025-1279	BRUCE D & EILEEN I GOLDENBERG Discolored/damaged curb stops. Section 40.355 (C)	7150 W ATLANTIC BOULEVARD
2025-1808	SUNSHINE GASOLINE DISTRIBUTORS INC Exterior premises maintenance - reseal/restripe parking lot. Section 40.355 (G) CONTINUED FROM 10/28/25	6600 W ATLANTIC BOULEVARD
2025-1811	SUNSHINE GASOLINE DISTRIBUTORS INC Exterior property maintenance - driveway approach. Section 35-0.2 CONTINUED FROM 10/28/25	6600 W ATLANTIC BOULEVARD
NEW CASES – CODE COMPLIANCE OFFICER BELBACK		
2025-2630	CHACHI QIANA JACKSON Landscape maintenance - sod required. Section 40.704 (E)(1)(e)	140 NW 80 AVENUE
2025-2631	CHACHI QIANA JACKSON Fence maintenance. Section 40.355 (C)(4)	140 NW 80 AVENUE
2025-2771	MONTGOMERY STREET HOMES LLC Swale maintenance - grass/weeds encroaching on sidewalk. Section 40.355 (C)(12)	264 NW 79 AVENUE
2025-2772	MONTGOMERY STREET HOMES LLC Overgrown grass/weeds. Section 22-1	264 NW 79 AVENUE

NEW CASES – CODE COMPLIANCE OFFICER BELBACK (Continued)

2025-2633	LLOID C RAMOTAR ET AL Overgrown trees and/or bushes encroaching into street rights-of-way. Section 40.704 (L)(3)	190 SW 72 TERRACE
2025-2634	LLOID C RAMOTAR ET AL Landscape maintenance - sod required. Section 40.704 (E)(1)(e)	190 SW 72 TERRACE
2025-2635	LLOID C RAMOTAR ET AL Discolored sidewalk/walkway Section 40.355 (C)(14)	190 SW 72 TERRACE
2025-2636	LLOID C RAMOTAR ET AL Boat protruding past the front facade of the house. Section 26-3	190 SW 72 TERRACE
2025-2511	DON STACK Discolored driveway. Section 40.355 (G)	7631 SW 1 STREET
2025-2512	DON STACK Discolored sidewalk/walkway Section 40.355 (C)(14)	7631 SW 1 STREET
2025-2513	DON STACK Nuisance (junk/trash/debris) throughout the property. Section 33-29	7631 SW 1 STREET
2025-2637	LUISITO & K SANDRA TOLENTINO Landscape maintenance - sod required. Section 40.704 (E)(1)(e)	7207 SOUTHGATE BOULEVARD
2025-2669	MICHELLE MAY WILCOX Discolored driveway. Section 40.355 (G)	6161 SW 5 STREET

NEW CASES – CODE COMPLIANCE OFFICER CINTRON

2025-2562	AMEKA & CRAIG ANGLIN No local business tax receipt - One Source Global Enterprises LLC Section 25-1	6680 SCHOONER TERRACE
2025-1966	CORAL LAKE EST MAINT ASSN INC Canal easement/lake maintenance. Section 40.355 (J)	NW 69 AVENUE
2025-2650	EVERGREEN INVESTMENT & PROP MGMT INC No local business tax receipt - Universal Kidney Center Section	2800 N STATE ROAD 7 #100

NEW CASES – CODE COMPLIANCE OFFICER CINTRON (Continued)

2025-2576	NORTHWEST MEDICAL CENTER INC Canal easement/lake maintenance. Section 40.355 (J)	2801 N STATE ROAD 7
2025-2594	PEPPERTREE PLAZA LLC No local business tax receipt - Hair is Life Section 25-6	5400 W SAMPLE ROAD #10
2025-2103	DURAN RAMSAHAI Improperly stored vehicle - black Jeep with no tag. Section 40.352 CONTINUED FROM 10/28/25	5380 NW 32 STREET
2025-2104	DURAN RAMSAHAI Improperly stored vehicle - champagne Jeep Hemi with no tag. Section 40.352 CONTINUED FROM 10/28/25	5380 NW 32 STREET
2025-2105	DURAN RAMSAHAI Nuisance (junk/trash/debris) on property. Section 33-29 CONTINUED FROM 10/28/25	5380 NW 32 STREET
2025-2106	DURAN RAMSAHAI Exterior maintenance - unmaintained driveway approach. Section 35-0.2 CONTINUED FROM 10/28/25	5380 NW 32 STREET
2025-2521	DIANA SALGADO ET AL No local business tax receipt - Omega Group Management Inc Section 25-1	3351 MERRICK LANE #803
2025-2713	DENEEL SAMUELS Nuisance (junk/trash/debris) throughout the property. Section 33-29	2121 N STATE ROAD 7

NEW CASES – CODE COMPLIANCE OFFICER FIGUEROA

2025-2444	5850 MARGATE LLC Nuisance (junk/trash/debris) throughout the property. Section 33-29	5850 MARGATE BOULEVARD
2025-2948	BELLSOUTH TELECOMMUNICATIONS INC Repeat overgrown grass/weeds. Section 22-1 (12/11/24; 9/26/25)	5301 COCONUT CREEK PARKWAY

NEW CASES – CODE COMPLIANCE OFFICER GALARZA

2025-2468	HARMONY TERRACE CONDOMINIUM ASSN INC Discolored walls & stairways. Section 40.355 (C)(1)	1200 NW 80 AVENUE
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NEW CASES – CODE COMPLIANCE OFFICER GALARZA (Continued)

2025-2469	HARMONY TERRACE CONDOMINIUM ASSN INC Discolored walkway. Section 40.355 (C)(14)	1200 NW 80 AVENUE
2025-2470	HARMONY TERRACE CONDOMINIUM ASSN INC Broken concrete areas by 1st Floor. Section 40.355 (C)	1200 NW 80 AVENUE

NEW CASES – CODE COMPLIANCE OFFICER HARRIS

2025-2963	MARLENE DELVA, H/E ET AL Prohibited commercial vehicle. Section 26-2	5120 SW 6 COURT
2025-2595	SANDRA KATIANA FISSIEN Non-compliance with rental registration requirements. Section 9-43	6984 NW 1 STREET
2025-2535	GRANTFUTURE LLC Prohibited use - recovery residence. Section 40.510 (B)	272 NW 78 AVENUE
2025-2122	SANJAE P PEART Prohibited commercial vehicle. Section 26-2 COMPLIED	985 SW 51 AVENUE

NEW CASES – CODE COMPLIANCE OFFICER MIKOLAJCZAK

2025-2369	RAE SCREMMURD Synthetic turf. Section 40.704 (M)	6671 FERN STREET
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NEW CASES – CODE COMPLIANCE OFFICER NELSON

2025-2256	MARIE MAXINE IDRINA & EDWARD DAVIS Dead tree/stump renewal Section 40.355 (C)(9)	6073 NW 27 STREET
2025-2543	DAVID & MARIA M GARCIA Nuisance (junk/trash/debris) throughout the property. Section 33-29	2427 E RIVER DRIVE
2025-2243	MARGATE HOLDINGS LLC Non-compliance with rental registration requirements. (renewal) Section 9-41	2508 NW 63 TERRACE
2025-2035	REYNA E MARTINEZ CHAVEZ, H/E ET AL Landscape maintenance - sod required. Section 40.704 (E)(1)(e)	6394 WINFIELD BOULEVARD

NEW CASES – CODE COMPLIANCE OFFICER NELSON (Continued)

2025-2008	OTTO ODIL SANDOVAL Broken and dirty fence. Section 40.355 (C)(4)	2440 NW 62 AVENUE
2025-2542	SMIM INVESTMENTS LLC Non-compliance with rental registration requirements. Section 9-43	2305 E RIVER DRIVE
2025-2162	RANDY SMITH Non-compliance with rental registration requirements. Section 9-43	2695 NW 60 AVENUE
2025-2147	YAROD LLC Non-compliance with rental registration requirements. Section 9-43	6610 NW 20 STREET
2025-2148	YAROD LLC Discolored roof and fascia. Section 40.355 (C)	6610 NW 20 STREET
2025-2149	YAROD LLC Boarded-up/shuttered building. Section 40.355 (K)(1)(d)	6610 NW 20 STREET

NEW CASES – CODE COMPLIANCE OFFICER VALBRUN

2025-2727	CHARDE BERRY Overgrown grass/weeds. Section 22-1	6257 NW 16 COURT
2025-2728	CHARDE BERRY Discolored driveway. Section 40.355 (G)	6257 NW 16 COURT
2025-2729	CHARDE BERRY Nuisance (junk/trash/debris) throughout the property. Section 33-29	6257 NW 16 COURT
2025-2730	CHARDE BERRY Discolored roof. Section 40.355 (C)(3)	6257 NW 16 COURT
2025-2731	CHARDE BERRY Overgrown trees and/or bushes. Section 40.704 (L)(3)	6257 NW 16 COURT

MOTION FOR ABATEMENT

CODE COMPLIANCE OFFICER BELBACK

2025-2775	MONTGOMERY STREET HOMES LLC Notice to Abate. Section 22-2	264 NW 79 AVENUE
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PENALTY CASES – CODE COMPLIANCE OFFICER BALLESTEROS

2025-1998	AUTOZONE INC Exterior maintenance - driveway maintenance. Section 35-0.2	6650 W ATLANTIC BOULEVARD
2025-1999	AUTOZONE INC Exterior maintenance - repair parking lot. Section 40.355 (G)	6650 W ATLANTIC BOULEVARD
2025-2000	AUTOZONE INC Exterior maintenance - dirty sidewalk. Section 40.355 (C)	6650 W ATLANTIC BOULEVARD
2025-2001	AUTOZONE INC Landscape maintenance - sod required. Section 40.704 (E)(1)(e)	6650 W ATLANTIC BOULEVARD
2025-2002	AUTOZONE INC Landscape maintenance - dead tree stump. Section 40.355 (C)(9)	6650 W ATLANTIC BOULEVARD
2025-2003	AUTOZONE INC Nuisance (junk/trash/debris) on property. Section 33-29	6650 W ATLANTIC BOULEVARD
2025-2006	AUTOZONE INC Landscape maintenance - overgrown landscaping. Section 40.704 (L)	6650 W ATLANTIC BOULEVARD
2025-2332	SHILO HASSON No local business tax receipt - Margaret (brezina of he Legacy Closet, Unit #1 Section 25-1	6450 W ATLANTIC BOULEVARD Unit 1
2025-2334	SHILO HASSON Building maintenance - discolored property walls. Section 40.355 (C)(1)	6450 W ATLANTIC BOULEVARD
2025-2335	SHILO HASSON Nuisance (junk/trash/debris) on property. Section 33-29	6450 W ATLANTIC BOULEVARD
2025-2339	SHILO HASSON Landscape maintenance - overgrown grass/weeds. Section 22-1	6450 W ATLANTIC BOULEVARD

PENALTY CASES – CODE COMPLIANCE OFFICER BELBACK

2025-1836 ALTO ASSET COMPANY 4 LLC 5171 SW 6 STREET
Landscape maintenance - dead tree branches in rear yard.
Section 40.355 (H)(1)

PENALTY CASES – BUILDING DEPARTMENT

2024-100365 ENRIQUE F ASENSIO ET AL 3308 ORINOCO LANE
Work without permit.
- non-compliant wood framed addition at rear yard
- low retaining wall built at rear yard
- 6-foot wood fence at left & right side of house
- artificial turf installed at rear yard adjacent to waterway
Section 105.1 FBC **CONTINUED FROM 10/28/25**

2021-100010 FRITZ MARCEL J DONATIEN 840 SW 55 TERRACE
Work without permit
- attached patio cover
- new driveway construction
Section 105.1 FBC

2013-100038 SANDRA GUZMAN 2424 NW 57 TERRACE
Work without permit - Carport enclosed.
Section FBC 105.1

2025-100254 SANDRA GUZMAN 2424 NW 57 TERRACE
Work without permit - shed being built and screen enclosure built.
Section FBC 105.1

2024-100051 VILLAGE ON THE LAKE CONDOMINIUM 402 LAKESIDE DRIVE
Non-compliance with Building Safety Inspection Report.
Section 110.15 FBC

2024-100052 VILLAGE ON THE LAKE CONDOMINIUM 406 LAKESIDE DRIVE
Non-compliance with Building Safety Inspection Report.
Section 110.15 FBC

2024-100053 VILLAGE ON THE LAKE CONDOMINIUM 412 LAKESIDE DRIVE
Non-compliance with Building Safety Inspection Report.
Section 110.15 FBC

2024-100054 VILLAGE ON THE LAKE CONDOMINIUM 416 LAKESIDE DRIVE
Non-compliance with Building Safety Inspection Report.
Section 110.15 FBC

2024-100056 VILLAGE ON THE LAKE CONDOMINIUM 422 LAKESIDE DRIVE
Non-compliance with Building Safety Inspection Report.
Section 110.15 FBC

PENALTY CASES – BUILDING DEPARTMENT (Continued)

2024-100057	VILLAGE ON THE LAKE CONDOMINIUM Non-compliance with Building Safety Inspection Report. Section 110.15 FBC	426 LAKESIDE DRIVE
2024-100058	VILLAGE ON THE LAKE CONDOMINIUM Non-compliance with Building Safety Inspection Report. Section 110.15 FBC	432 LAKESIDE DRIVE
2024-100387	SHAMARA KIMBERLY WILLIAMS Work done without permits – Aluminium covered patio, elevated patio deck at rear of property; 6-foot PVC fence; Non-compliant seawall constructed. Section 105.1 FBC	6703 BAYFRONT DRIVE

PENALTY CASES – CODE COMPLIANCE OFFICER CINTRON

2025-2479	COAST INVESTMENTS LP No local business tax receipt - ACM Electronic Shop Inc. Section 25-6	7862 W SAMPLE ROAD
2025-1768	JUNIPER GLEN HOMEOWNERS ASSN Landscape maintenance - dead plant debris. Section 40.355 (H)(1)	NW 69 AVENUE
2025-1769	JUNIPER GLEN HOMEOWNERS ASSN Landscape maintenance - mulch required. Section 40.704 (E)(1)	NW 69 AVENUE
2025-1754	MONTARA HOMEOWNERS ASSN INC Landscape maintenance - dead plant debris. Section 40.355 (H)(1)	MONTARA DRIVE
2025-1756	MONTARA HOMEOWNERS ASSN INC Landscape maintenance - mulch required. Section 40.704 (E)(1)	MONTARA DRIVE
2025-1759	MONTARA HOMEOWNERS ASSN INC Exterior premises maintenance - discolored/damaged perimeter structures. Section 40.355 (C)(5)	MONTARA DRIVE
2025-1760	MONTARA HOMEOWNERS ASSN INC Landscape maintenance - overgrown trees. Section 40.704 (L)(3)	MONTARA DRIVE
2025-1856	WE FAIRWAYS OF CAROLINA Landcape maintenance - dead plants/debris. Section 40.355 (H)(1)	2701 N ROCK ISLAND ROAD

PENALTY CASES CODE COMPLIANCE OFFICER FIGUEROA

2025-1927	1900 MEARS PKWY MARGATE FL LLC Parking lot maintenance - potholes/stripping/wheelstops Section 40.355 (G)	1951-2005 NW 55 AVENUE
2025-2646	CLEVER PLACE CORP Nuisance (junk/trash/debris) on property. Section 33-29	5060-5092 COCONUT CREEK PARKWAY

PENALTY CASES – CODE COMPLIANCE OFFICER GALARZA

2025-2348	1500 MARGATE LLC Non-compliance with rental registration requirements. Section 9-43	1500 E RIVER DRIVE
2025-2049	GARDEN PATIO VILLAS II ASSOC INC Improperly stored vehicle - black Nissan expired tag. Section 40.352	ROCK ISLAND ROAD
2025-1873	GEORGE McBEAN ET AL Landscape maintenance - sod required. Section 40.704 (E)(1)(e)	705 NW 75 AVENUE

PENALTY CASES – CODE COMPLIANCE OFFICER HARRIS

2025-2120	HARRY CARRISQUILLO ET AL Non-compliance with rental registration certificate requirements. Section 9-39	7431 NW 1 STREET #301
2025-1697	OPERATING ASSOCIATION FOR PALM LAKES CONDO Exterior maintenance - repair/clean or paint discolored surfaces Section 40.355 (C)	7220 LAKE CIRCLE DRIVE

PENALTY CASES – CODE COMPLIANCE OFFICER MIKOLAJCZAK

2025-1364	DWIGHT & NORMALEE WRIGHT Fence maintenance - broken and discolored fence. Section 40.355 (C)(4) CONTINUED FROM 10/28/25	2890 NW 69 TERRACE
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PENALTY CASES – CODE COMPLIANCE OFFICER VALBRUN

2025-2492	KEVIN M BRICE Boarded up/shuttered building. Section 40.355 (K)(1)(d)	1524 NW 65 AVENUE
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MOTION TO VACATE ORDERS

CODE COMPLIANCE OFFICER HARRIS

2025-1934 LIDDE V PITON 6740 SW 7 STREET
Non-compliance with rental registration requirements.
Section 9-43

CODE COMPLIANCE OFFICER VALBRUN

2025-1827 ANDRE VACHON ET AL 1020 NW 67 AVENUE
Non-compliance with rental registration requirements.
Section 9-43

MOTION FOR RECONSIDERATION OF FINE

APPLICANT: DAVID RENDLER

RESPONDENT: 202 MARGATE CT LLC

ADDRESS: 202-208 MARGATE COURT

- 2025-1006 for unmaintained landscaping – sod required.
- 2025-1007 for dead/decaying perimeter hedge.
- 2025-1008 for a prohibited commercial vehicle.

APPLICANT: JOSE A PALERMO

RESPONDENT: JOSE PALERMO

ADDRESS: 3316 ORINOCO LANE

- 2025-1000058 for retaining wall/sea wall built without a permit.

APPLICANT: JOSEPH TAORMINA, ESQ FOR VERNELL THOMAS ROBERTS

RESPONDENT: DOCK & CELIA ROBERTS/RODNEY THOMPSON LEDEMIA ROBERTS

ADDRESS: 190 SW 78 AVENUE

- 2008-0351 for an unregistered vessel
- 2008-0352 for a boat trailer with an expired tag.
- 2012-2667 for an inoperative trailer
- 2012-2668 for a trailer with no tag
- 2012-2670 for nuisance on property
- 2016-0296 vehicle with an expired tag

APPLICANT: MARILYN WIGGINS

RESPONDENT: CARLOS VALDES

ADDRESS: 820 NW 67 AVENUE

- 2015-1379 for overgrown grass.
- 2015-3108 for a broken fence
- 2015-3109 for a damaged dock
- 2015-3119 for nuisance on property.

CASES IN COMPLIANCE AS OF 11/19/25

NEW CASES – CCO CINTRON

2025-2563	AMEKA & CRAIG ANGLIN No Address Displayed on the premises. Section 35-14	6680 SCHOONER TERRACE
2025-2522	JEAN-CLAUDE JEAN-CHARLES ET AL No local business tax receipt – Jean Claude Consulting LLC Section 25-1	3403 MERRICK COURT #1202
2025-2565	MATHEW LOPEZ ET AL No local business tax receipt – Rising Health Insurance Agency FL LLC Section 25-1	6762 FERN PLACE
2025-2555	ROSANA AURORA MILLER No local business tax receipt – Education Development and Empowerment, Inc Section 25-1	3430 NW 78 AVENUE
2025-2593	OSCAR D MUNGUIA, JR ET AL No local business tax receipt – One on One Concierge Inc Section 25-6	5224 NW 27 COURT

NEW CASES – CCO GALARZA

2025-2866	512 MELALEUCA DRIVE LLC Improperly stored vehicle (no/expired tag) white VW Jetta Section 40.352	512 MELALEUCA DRIVE #1-3
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NEW CASES – CCO NELSON

2025-2032	REYNA E MARTINEZ CHAVEZ, H/E ET AL Discolored sidewalk/walkway Section 40.355 (C)	6394 WINFIELD BOULEVARD
2025-2045	REYNA E MARTINEZ CHAVEZ, H/E ET AL Overgrown trees impeding sidewalk. Section 40.704 (L)(3)	6394 WINFIELD BOULEVARD
2025-2172	SMIM INVESTMENTS LLC Non-compliance with rental registration requirements. Section 9-43	5838 NW 24 COURT
2025-2173	SMIM INVESTMENTS LLC Repair driveway. Section 40.355 (C)(11)	5838 NW 24 COURT
2025-2175	SMIM INVESTMENTS LLC Overgrown hedges. Section 40.704 (L)(5)	5838 NW 24 COURT
2025-2176	SMIM INVESTMENTS LLC Discolored roof and fascia. Section 40.355 (C)	5838 NW 24 COURT

PENALTY CASES – CCO CINTRON

2025-1770	JUNIPER GLEN HOMEOWNERS ASSN Exterior premises maintenance – dirty/damaged perimeter wall. Section 40.355 (C)(5)	NW 69 AVENUE
2025-1771	JUNIPER GLEN HOMEOWNERS ASSN Exterior premises maintenance – damaged/discolored subdivision sign. Section 40.355 (C)(7)	NW 69 AVENUE
2025-1857	WE FAIRWAYS OF CAROLINA Landscape maintenance – mulch required. Section 40.704 (E)(1)	2701 N ROCK ISLAND ROAD
2025-1858	WE FAIRWAYS OF CAROLINA Landscape maintenance – overgrown hedges/shrubs. Section 40.704 (L)	2701 N ROCK ISLAND ROAD
2025-1860	WE FAIRWAYS OF CAROLINA Nuisance – junk/trash, debris, etc – on property. Section 33-29	2701 N ROCK ISLAND ROAD

