



City of Margate  
Special Magistrate Hearing docket

---

MAY 23, 2023

2:00 PM

---

**CASE #**

**RESPONDENT**

**SITE ADDRESS**

**NEW CASES – BUILDING DEPARTMENT**

2023-100055 DUQUE FL LLC 4962 SW 6 STREET  
Work done without a permit (new roof; chimney demo; electrical work; reconstruction of cmu wall)  
Section FBC 105.1; 116.1.1

2023-100064 ALEXANDRA KOMIS 5797 NW 27 STREET  
Work done without a permit (new addition at rear of house)  
Section FBC 105.1; 116.1.1

2020-100320 LAURELS AT MARGATE CONDO ASS'N  
Unsafe structure (unsafe conditions)  
Section FBC 116.1

**NEW CASES – CODE COMPLIANCE OFFICER BALLESTEROS**

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

2023-0221 TIMOTHY M ADAMS ET AL 7658 NW 21 STREET  
Street address not visible.  
Section 35-14

2023-0222 TIMOTHY M ADAMS ET AL 7658 NW 21 STREET  
Landscape maintenance. (sod required)  
Section 40.9 Appendix A

2023-0224 TIMOTHY M ADAMS ET AL 7658 NW 21 STREET  
House exterior maintenance. (discolored walls)  
Section 40.4(a) Appendix A

2022-4228 AIRES DE CHINGOLO LLC 400 NW 65 AVENUE #207  
Non-compliance with rental registration program.  
Section 9-43

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

2022-4224	BEBEVAVI LLC Non-compliance with rental registration program. Section 9-43	400 NW 65 AVENUE #138
2022-4201	ENYA USA LLC Non-compliance with rental registration program. Section 9-43	400 NW 65 AVENUE #117
2023-1215	ELIS GASCA ET AL Prohibited commercial vehicle and equipment. Section 26-2	2980 NW 53 TERRACE
2022-4240	GUERINO LLC Non-compliance with rental registration program. Section 9-43	400 NW 65 AVENUE #229
2022-4210	HYAX USA LLC Non-compliance with rental registration program. Section 9-43	400 NW 65 AVENUE #126
2022-4232	HYAX USA LLC Non-compliance with rental registration program. Section 9-43	400 NW 65 AVENUE #214
2022-4190	JBE ATLANTIC PALMS LLC Non-compliance with rental registration program. Section 9-43	400 NW 65 AVENUE #105
2022-4194	JBE ATLANTIC PALMS LLC Non-compliance with rental registration program. Section 9-43	400 NW 65 AVENUE #109
2022-4195	JBE ATLANTIC PALMS LLC Non-compliance with rental registration program. Section 9-43	400 NW 65 AVENUE #110
2022-4196	JBE ATLANTIC PALMS LLC Non-compliance with rental registration program. Section 9-43	400 NW 65 AVENUE #111
2022-4203	JBE ATLANTIC PALMS LLC Non-compliance with rental registration program. Section 9-43	400 NW 65 AVENUE #121
2022-4222	L&P REAL ESTATE INVESTMENTS LLC Non-compliance with rental registration program. Section 9-43	400 NW 65 AVENUE #135
2022-4218	LUVE EXHIBITS LLC Non-compliance with rental registration program. Section 9-43	400 NW 65 AVENUE #133

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

2023-1281	LAURA ESTELA MACIAS Prohibited residence. (RV) Section 3.9 Appendix A	2921 NW 52 WAY
2023-1282	LAURA ESTELA MACIAS Improperly parked RV Section 26-3	2921 NW 52 WAY
2022-4206	NASSER & MARIAM SALAMA Non-compliance with rental registration program. Section 9-43	400 NW 65 AVENUE #124
2022-4215	NASSER & MARIAM SALAMA Non-compliance with rental registration program. Section 9-43	400 NW 65 AVENUE #130
2022-4239	NASSER & MARIAM SALAMA Non-compliance with rental registration program. Section 9-43	400 NW 65 AVENUE #228
2022-4235	TATINVEST LLC Non-compliance with rental registration program. Section 9-43	400 NW 65 AVENUE #224
2022-4229	TOMYLAGRO CORP Non-compliance with rental registration program. Section 9-43	400 NW 65 AVENUE #208
2022-4231	TRANSUR LLC Non-compliance with rental registration program. Section 9-43.	400 NW 65 AVENUE #212
2022-4236	TREX USA FL LLC Non-compliance with rental registration program. Section 9-43	400 NW 65 AVENUE #226
2022-4204	WILD CHERRY TREES INC Non-compliance with rental registration program. Section 9-43	400 NW 65 AVENUE #122

**NEW CASES – CODE COMPLIANCE OFFICER CINTRON**

2023-0726	KIRKLAND RICARDO DAVIS ET AL Nuisance (junk, trash/debris, unused items, etc) on property. Section 33-29	1101 NW 62 AVENUE
2023-0948	ELIFIN JOASSAINT, H/E ET AL Landscape maintenance. (landscape debris on sidewalk) Section 40.9 Appendix A	6750 NW 6 STREET

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

2023-0949	ELIFIN JOASSAINT, H/E ET AL Landscape maintenance. (sod required) Section 40.4(i) Appendix A	6750 NW 6 STREET
2023-0927	LARRY D & JOYCE ANN LAWTER Landscape maintenance. (overhanging tree branches) Section 40.11 Appendix A	1550 NW 70 TERRACE
2023-0614	CARLO LUBIN House exterior maintenance. (dirty/discolored walls) Section 40.4(e) Appendix A	6101 NW 9 COURT
2023-0615	CARLO LUBIN House exterior maintenance. (dirty/discolored awnings) Section 40.4(f) Appendix A	6101 NW 9 COURT
2022-4395	KEVIN & JILLIAN MCBRIDE Fence maintenance. (broken and dirty) Section 40.4 Appendix A <b>CONTINUED FROM 4/25/23</b>	191 SW 74 TERRACE
2023-0728	PATRICIA A MORRIS, EST House exterior maintenance. (discolored/dirty trim) Section 40.4(c) Appendix A	6104 NW 10 STREET
2023-0729	PATRICIA A MORRIS, EST House exterior maintenance. (dirty/discolored walls) Section 40.4(e) Appendix A	6104 NW 10 STREET
2022-4493	CHRISTOPHER ROBINSON ET AL Fence maintenance. Section 40.4 Appendix A	6761 SW 3 STREET
2023-1213	WALMART STORES EAST LP <b>Repeat</b> nuisance (trash/debris) on property. Section 33-29 (4/20/21; 3/13/23)	5555 WEST ATLANTIC BOULEVARD

**NEW CASES – CODE COMPLIANCE OFFICER DAVIS**

2023-0958	CENTER BUSINESS PARK LLC Prohibited temporary storage container. (rear lot) Section 3.20(b)(1) Appendix A	1700 BANKS ROAD
2023-0961	CENTER BUSINESS PARK LLC Nuisance (junk, trash/debris, unused items, etc) on property. Section 33-29	1700 BANKS ROAD
2023-0962	ETHAN ALLEN RETAIL INC ET AL House exterior maintenance. (dirty/discolored front of building) Section 40.4 Appendix A	1800 BANKS ROAD



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

2023-0977	LYDIA MIRANDA Boarded up/shuttered building. Section 40.12 Appendix A	191 SW 78 TERRACE
2023-1429	MANUEL A MORALES Inoperable vehicle without a valid tag. (Mitsubishi) Section 3.10 Appendix A	209 NW 79 TERRACE
2023-1431	MANUEL A MORALES Inoperable vehicle without a valid tag. (red Corvette) Section 3.10 Appendix A	209 NW 79 TERRACE
2023-1514	PHD DEVELOPMENT LLC Non-compliance with rental registration program. Section 9-43	224 NW 79 TERRACE
2023-1644	SAHADEI SINGH Non-compliance with rental registration program. Section 9-43	241 NW 79 TERRACE
2023-1668	MICHAEL R WHITE Nuisance (junk, trash/debris, unused items, etc) on property. Section 33-29	257 NW 79 TERRACE

**NEW CASES – CODE COMPLIANCE OFFICER NELSON**

2023-1446	ALIX BIEN-AIME Vehicle without a valid registration. (gray Nissan) Section 3.10 Appendix A	6431 NW 27 STREET
2023-0815	GUY M FRANK Driveway/walkway maintenance (potholes, breaks) Section 40.4(k) Appendix A	6406 NW 21 COURT
2023-0868	BRETT & MIRANDA PRICE Street address not visible. Section 35-14	2524 NW 62 AVENUE
2022-2515	BARRY G TARBET House exterior maintenance. (roof in disrepair) Section 40.4 Appendix A <b>CONTINUED FROM 3/28/23</b>	6933 NW 9 STREET

**NEW CASES – CODE COMPLIANCE OFFICER VALBRUN**

2023-1040	FKH SFR C1 LP ET AL House exterior maintenance. (dirty/discolored roof and fascia) Section 40.4 Appendix A	6750 NW 7 COURT
2023-1042	FKH SFR C1 LP ET AL House exterior maintenance. (dirty/discolored walls, windows, etc) Section 40.4 Appendix A	6750 NW 7 COURT

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

- 2023-0880 MARCELLE FRANCK 6242 SW 7 STREET  
House exterior maintenance. (dirty/discolored roof and fascia)  
Section 40.4 Appendix A
  
- 2023-1440 TRAVIS & JILLIAN HORTON 7005 NW 9 COURT  
House exterior maintenance. (dirty/discolored roof and fascia)  
Section 40.4 Appendix A
  
- 2023-1425 YOLANDA JACKSON 7900 NW 8 COURT  
House exterior maintenance. (dirty/discolored roof and fascia)  
Section 40.4 Appendix A
  
- 2023-1426 YOLANDA JACKSON 7900 NW 8 COURT  
Fence maintenance.  
Section 40.4 (d)(e) Appendix A
  
- 2023-1625 TRAVIS MCLAUGHLIN 895 N ROCK ISLAND ROAD  
Landscape maintenance. (overgrown trees)  
Section 23-12
  
- 2023-0671 MAYRA H RAMOS 6930 MARTIN ROAD  
House exterior maintenance. (dirty/discolored exterior surfaces)  
Section 40.4 Appendix A
  
- 2023-0672 MAYRA H RAMOS 6930 MARTIN ROAD  
House exterior maintenance. (dirty/discolored roof and fascia)  
Section 40.4 Appendix A
  
- 2023-0536 LATRICE ROLLE ET AL 510 SW 64 AVENUE  
House exterior maintenance. (dirty/discolored walls, doors, windows)  
Section 40.4(a) Appendix A
  
- 2023-0537 LATRICE ROLLE ET AL 510 SW 64 AVENUE  
Landscape maintenance. (sod required)  
Section 23-5
  
- 2023-0538 LATRICE ROLLE ET AL 510 SW 64 AVENUE  
House exterior maintenance. (dirty/discolored roof and fascia)  
Section 40.4(c) Appendix A
  
- 2023-0539 LATRICE ROLLE ET AL 510 SW 64 AVENUE  
Driveway/walkway maintenance (potholes, breaks)  
Section 40.4(k) Appendix A
  
- 2023-0545 LATRICE ROLLE ET AL 510 SW 64 AVENUE  
Vehicle without a valid registration. (gray Hyundai)  
Section 3.10 Appendix A

**PENALTY CASES – BUILDING DEPARTMENT**

- 2022-100425 5850 MARGATE LLC 5850 MARGATE BOULEVARD  
Work (remodeling) without a permit.  
Section FBC 105.1
- 2023-100020 JARRELL HOUSEY, H/E ET AL 257 NW 78 AVENUE  
Work (rear patio enclosed to habitable space) without a permit.  
Section FBC 105.1

**PENALTY CASES – COMPLIANCE OFFICER BALLESTEROS**

- 2022-4255 512 MELALEUCA LLC 512 MELALEUCA DRIVE  
Driveway maintenance. (reseal driveway connection)  
Section 35-0.2 **CONTINUED FROM 4/25/23**
- 2022-4256 512 MELALEUCA LLC 512 MELALEUCA DRIVE  
Driveway maintenance. (reseal driveway)  
Section 40.4 Appendix A **CONTINUED FROM 4/25/23**
- 2022-4257 512 MELALEUCA LLC 512 MELALEUCA DRIVE  
Non-compliance with rental registration program.  
Section 9-43 **CONTINUED FROM 4/25/23**

**PENALTY CASES – COMPLIANCE OFFICER FIGUEROA**

- 2023-0187 MARGATE INDUSTRIAL LLC 5431-5441 NW 15 STREET  
Inoperative vehicles without valid tags.  
Section 3.10 Appendix A **CONTINUED FROM 4/25/23**
- 2023-0188 MARGATE INDUSTRIAL LLC 5431-5441 NW 15 STREET  
Nuisance on property. (trash/debris unused boats and parts, etc.)  
Section 33-29 **CONTINUED FROM 4/25/23**

**PENALTY CASES – CODE COMPLIANCE OFFICER NELSON**

- 2023-0818 JERALD & MONICA BURLEY 2186 NW 64 AVENUE  
Inoperable vehicle.  
Section 3.10 Appendix A
- 2022-4399 CARING VILLAGES PROPCO LLC ET AL 6810 SW 7 STREET  
Landscape maintenance. (dead palm trees)  
Section 23-12
- 2022-2500 DAVID M COHAN 6960 NW 8 COURT  
House exterior maintenance. (discolored fascia/roof trim)  
Section 40.4 Appendix A
- 2022-4539 DAVID M COHAN 6960 NW 8 COURT  
House exterior maintenance. (discolored walls)  
Section 40.4(a) Appendix A



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

2022-3728 BRITNEY SIVERTSEN, H/E ET AL 1381 NW 62 WAY  
Driveway maintenance.  
Section 40.8 Appendix A

**PENALTY CASES – CODE COMPLIANCE OFFICER RUSSELL**

2023-0199 SYLVIA PALLANTE 857 SW 51 AVENUE  
No visible street address posted.  
Section 35-14

2023-0200 SYLVIA PALLANTE 857 SW 51 AVENUE  
House exterior maintenance. (dirt and discolored walls)  
Section 40.4 Appendix A

2023-0201 SYLVIA PALLANTE 857 SW 51 AVENUE  
Boarded up/shuttered building.  
Section 40.12 Appendix A

2023-0215 SYLVIA PALLANTE 857 SW 51 AVENUE  
Landscape maintenance. (sod required)  
Section 23-12

2022-2251 US BANK TRUST NA TRSTEE ET AL 6600 NW 23 STREET  
House exterior maintenance (dirty roof)  
Section 40.4 Appendix A **CONTINUED FROM 4/25/23**

**PENALTY CASES – CODE COMPLIANCE OFFICER VALBRUN**

2022-3874 KEVIN B & LISSETTE BRYANT 157 NW 79 TERRACE  
House exterior maintenance. (dirty roof and roof components)  
Section 40.4 Appendix A **CONTINUED FROM 4/25/23**

2023-0478 JULIANA & ROMNUS JOSEPH 6206 SW 7 STREET  
Landscape maintenance. (sod required)  
Section 23-5

2023-0479 JULIANA & ROMNUS JOSEPH 6206 SW 7 STREET  
House exterior maintenance. (dirty roof & fascia)  
Section 40.4(c) Appendix A

2022-4096 ROBERT D LEAVITT 432 SW 64 TERRACE  
Vehicle without a valid tag.  
Section 3.10 Appendix A

2022-4097 ROBERT D LEAVITT 432 SW 64 TERRACE  
House exterior maintenance (dirty roof & fascia)  
Section 40.4 Appendix A

2022-4098 ROBERT D LEAVITT 432 SW 64 TERRACE  
Fence maintenance. (repair dirty fence)  
Section 3.14 Appendix A

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

2022-4099	ROBERT D LEAVITT Dirty/unsanitary pool. Section 33-103	432 SW 64 TERRACE
2023-0640	BRIAN RAMOUTAR ET AL Landscape maintenance. (sod required) Section 23-5	150 SW 72 TERRACE
2023-0641	BRIAN RAMOUTAR ET AL House exterior maintenance. (dirty roof and fascia) Section 40.4 Appendix A	150 SW 72 TERRACE

**REQUEST FOR ABATEMENT ORDER**

**COMPLIANCE OFFICER CINTRON**

2023-1001	SMITH HOLDINGS & ENTERPRISES LLC City abate. (overgrown grass) Section 22-2	500 SW 55 AVENUE
-----------	---	------------------

## CASES IN COMPLIANCE AS OF 5/18/23

### NEW CASES – CCO CINTRON

2022-3717 OLIVIA ALEXANDRA DAVIS 6143 SW 4 STREET  
Landscape maintenance. (sod required)  
Section 23-12 **CONTINUED FROM 3/28/23**

2023-0944 DIEUFILS & ANTOINETTE GLAUDE, H/E ET AL 6820 NW 6 STREET  
Overgrown grass/weeds.  
Section 22-1

2022-4490 MALONE HIGGINS 6851 SW 3 STREET  
Fence maintenance.  
Section 40.4 Appendix A

### NEW CASES – CCO DAVIS

2023-0823 ANTOINISE CHARLES ET AL 173 NW 79 TERRACE  
Landscape maintenance. (sod required)  
Section 23-5

2023-0584 DOUGLAS KERR 6016 NW 3 STREET  
**Cont'd to 5/23** House exterior maintenance. (dirty/discolored walls)  
Section 40.4 Appendix A

2023-1218 M A P PROPERTIES LLC 5445 NW 24 STREET #1  
Prohibited temporary storage containers. (WSCU909352)  
Section 3.20(b)(1) Appendix A

2023-1219 M A P PROPERTIES LLC 5445 NW 24 STREET #1  
Prohibited temporary storage containers. (CII06002117)  
Section 3.20(b)(1) Appendix A

2023-1220 M A P PROPERTIES LLC 5445 NW 24 STREET #1  
Prohibited temporary storage containers. (960503)  
Section 3.20(b)(1) Appendix A

2023-1222 M A P PROPERTIES LLC 5445 NW 24 STREET #1  
Prohibited temporary storage containers.  
Section 3.20(b)(1) Appendix A

2022-4529 OYEBIMPE W OYEWALE SMITH ET AL 2218 E HOGAN HOLLOW ROAD  
Fence maintenance.  
Section 3.14 Appendix A **CONTINUED FROM 3/28/23**

### NEW CASES – CCO HARRIS

2023-1404 KEVIN B & LISSETTE BRYANT 157 NW 79 TERRACE  
Landscape maintenance. (overgrown trees)  
Section 23-12

2022-4385 CROSSROADS CENTER LLC COCONUT CREEK PARKWAY  
Fence maintenance. (repair fence)  
Section 3.14 Appendix A **CONTINUED FROM 3/28/23**

2023-1646 NOKE LLC 240 NW 79 TERRACE  
Nuisance (junk, trash/debris, unused items, etc) on property.  
Section 33-29

2023-1193 LUIS VALLEJO 116 NW 80 TERRACE  
Improperly parked RV  
Section 26-3

### NEW CASES – CCO NELSON

2023-1129 JULIENNE JEAN JACQUES, H/E ET AL 2209 W RIVER DRIVE  
Street address not visible.  
Section 35-14

2023-1345 SHAWN REICHENBACH 6019 NW 24 COURT  
Street address not visible.  
Section 35-14

## NEW CASES – CCO NELSON (Continued)

2022-2502 SISSI SINNING, H/E ET AL 6984 NW 8 COURT  
Driveway maintenance.  
Section 40.4 Appendix A CONTINUED FROM 3/28/23

## NEW CASES – CCO VALBRUN

2023-0882 EDOURDE EUNID BEAUZILE 6208 SW 7 STREET  
House exterior maintenance. (dirty/discolored roof and fascia)  
Section 40.4 Appendix A

2023-1046 WENDY ANN CAPPETTA, H/E ET AL 6820 NW 7 COURT  
House exterior maintenance. (dirty/discolored roof and fascia)  
Section 40.4 Appendix A

2023-1047 WENDY ANN CAPPETTA, H/E ET AL 6820 NW 7 COURT  
House exterior maintenance. (dirty/discolored walls, doors, windows)  
Section 40.4 Appendix A

## PENALTY CASES – CCO CINTRON

2023-0111 MANOLO AGUIRRE 6710 NW 6 COURT  
Nuisance (unused or discarded items) on property.  
Section 33-29

2023-0696 ANDERSON FAM TR ET AL 5724 SETON DRIVE  
House exterior maintenance. (ripped screen enclosure)  
Section 40.4(d) Appendix A

2022-4014 FRANCOIS JEAN BAPTISTE 6359 SOUTHGATE BOULEVARD  
Unmaintained landscaping. (sod required)  
Section 23-5

2022-4037 MENA JAGROO 6327 SOUTHGATE BOULEVARD  
Landscape maintenance. (sod required)  
Section 23-5

2023-0926 LARRY D & JOYCE ANN LAWTER 1550 NW 70 TERRACE  
House exterior maintenance. (dirty roof)  
Section 40.4(c) Appendix A

2023-0243 MARGATE HOLDINGS LLC 730 NW 67 AVENUE  
House exterior maintenance. (dirty/discolored awnings)  
Section 40.4(f) Appendix A

2023-0244 MARGATE HOLDINGS LLC 730 NW 67 AVENUE  
Nuisance (unused or discarded items) on property.  
Section 33-29

## PENALTY CASES – CCO HARRIS

2023-0703 COCONUT SQUARE REALTY 4970-4998 W ATLANTIC BOULEVARD  
Nuisance (dumpster with construction materials) on property.  
Section 33-29

2022-4423 J & D GOLF PROPERTIES LLC 3011 N ROCK ISLAND ROAD  
Accumulation of litter (dead palm fronds)  
Section 22-1

2022-2414 JUDITH A LOCASCIO 1690 NW 61 AVENUE  
House exterior maintenance. (exterior walls/fascia in disrepair)  
Section 40.4 Appendix A

2022-4116 FERNANDO RIVERO 6250 NW 18 STREET  
Fence maintenance.  
Section 3.14 Appendix A

2023-0214 TS MARGATE CENTER LLC 2402 N STATE ROAD 7  
Property (missing dumpster enclosure doors) maintenance.  
Section 40.4 Appendix A

## PENALTY CASES – CCO NELSON

2022-4541 DAVID M COHAN 6960 NW 8 COURT  
Driveway maintenance.  
Section 40.4(m) Appendix A

**PENALTY CASES – STUBBINS**

2023-200011 RENE & MARIE CLAY DUMAY 1981 BARCELONA TERRACE  
Tree removed without a permit.  
Section 23-28

**PENALTY CASES – CCO VALBRUN**

2022-4075 RICHARD PASTERNAK 6580 NW 4 STREET  
House exterior maintenance. (roof and roof components)  
Section 40.4 Appendix A

2022-4079 RICHARD PASTERNAK 6580 NW 4 STREET  
Nuisance on property. (unused/discarded items)  
Section 33-29