



City of Margate
Special Magistrate Hearing Docket

FEBRUARY 25, 2025,

2:00 PM

CASE #	RESPONDENT	SITE ADDRESS
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)	6900 W ATLANTIC BOULEVARD
2024-3392	MONICA INVESTMENT GROUP INC Unmaintained walkway. Section 40.355 (C)(14)	6900 W ATLANTIC BOULEVARD
2024-3394	MONICA INVESTMENT GROUP INC Prohibited window signage. Section 40.706 (H)(1)(g)	6900 W ATLANTIC BOULEVARD
NEW CASES – BUILDING DEPARTMENT		
2020-100512	LUCY AGUIRRE Work - aluminium screen room; 2 shed structures - installed without permits. Section 105.1	2462 NW 62 TERRACE
2024-100373	DAVID MANASHER Work - detached shed structure; attached aluminium patio; new entry installed - without permits. Section 105.1	7759 HIGHLANDS CIRCLE
2023-100416	MEZIANA PROSPER Work - kitchen and bathroom remodeled - without permits. Section 105.1	1309 E RIVER DRIVE
NEW CASES – CODE COMPLIANCE OFFICER CINTRON		
2024-3520	COAST INVESTMENTS LP Unmaintained premises - repair potholes and cracks throughout parking lot. Section 40.355 (G)	7868 W SAMPLE ROAD
2025-0307	EVERGREEN INVESTMENT PROP City abate. - trash/rubbish posing fire hazard. Section 19-16	2800 N STATE ROAD 7

NEW CASES – CODE COMPLIANCE OFFICER CINTRON

- 2024-3403 J&D GOLF PROPERTIES 3011 N ROCK ISLAND ROAD
Unmaintained driveway approach.
Section 35-0.2
- 2024-3404 J&D GOLF PROPERTIES 3011 N ROCK ISLAND ROAD
Unmaintained landscaping - leaves and dead plants
Section 40.355 (H)(1)
- 2025-0053 SVAP III CORAL LANDINGS LLC 3200 NW 62 AVENUE
Repeat prohibited commercial vehicle.
Section 26-2
(12/6/23; 1/8/25)
- 2024-3637 TS MARGATE CENTER LLC 2452 N STATE ROAD 7
No local business tax receipt - Total Wireless
Section 25-1

NEW CASES – CODE COMPLIANCE OFFICER FIGUEROA

- 2024-3270 GRG PROPERTIES INC 5700 ROYAL PALM BOULEVARD
No local business tax receipt - ECM Margate LLC/Auto Repair Pros
Section 25-1
- 2024-3271 GRG PROPERTIES INC 5700 ROYAL PALM BOULEVARD
Offstreet parking, loading, and driveways.
Section 40.705
- 2024-3220 YAM MARGATE LLC 7600-7664 MARGATE BOULEVARD
Unmaintained premises - repair potholes and cracks throughout parking lot.
Section 40.355 (G)1

NEW CASES – CODE COMPLIANCE OFFICER MIKOLAJCZAK

- 2024-2622 LAURENE D BATCHELOR, H/E ET AL 335 SW 69 AVENUE
Unmaintained building exterior - damaged 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)

NEW CASES – CODE COMPLIANCE OFFICER NELSON

- 2025-0071 RICHARD & DEBORAH L CROFT 2601 NW 62 AVENUE
Repeat nuisance - discarded items - in carport and property.
Section 33-29
(6/14/23; 2/23/23; 1/8/25)

NEW CASES – CODE COMPLIANCE OFFICER VALBRUN

- 2024-3625 STEPHANIE MAGANA, H/E ET AL 6030 NW 18 STREET
Nuisance - unused/discarded items - on property.
Section 33-29
- 2024-3641 MARY POOD 6134 NW 20 STREET
Nuisance (junk/trash/debris) on property.
Section 33-29 **CONTINUED FROM 1/28/25**
- 2024-3642 MARY POOD 6134 NW 20 STREET
Exterior maintenance of building - discolored roof.
Section 40.355 (C)(3) **CONTINUED FROM 1/28/25**
- 2024-3498 ADRIANO RODRIGUEZ 5709 SETON DRIVE
Prohibited residence.
Section 40.351 **CONTINUED FROM 1/28/25**

PENALTY CASES – CODE COMPLIANCE OFFICER BALLESTEROS

- 2024-1122 MAXINE A ALI 6611 NW 8 COURT
Exterior premises maintenance - repair driveway connection.
Section 35-0.2 **CONTINUED FROM 11/26/24**
- 2024-1123 MAXINE A ALI 6611 NW 8 COURT
Exterior premises maintenance - repair driveway.
Section 40.355(G) **CONTINUED FROM 11/26/24**

PENALTY CASES – CODE COMPLIANCE OFFICER BELBACK

- 2023-3700 GLAD ANGEL & ASSOCIATES LLC 5729 SETON DRIVE
Unpermitted use of the property.
Section 14.2(11) Appendix A **CONTINUED FROM 12/17/24**
- 2023-300224 GLAD ANGEL & ASSOCIATES LLC 5729 SETON DRIVE
Operating without business tax receipt.
Section 25-1 **CONTINUED FROM 12/17/24**
- 2024-300150 LINX INVESTMENTS LLC 830 SW 50 AVENUE
Landscape maintenance - dead tree stump.
Section 40.355 (C)(9)
- 2024-3439 LINX INVESTMENTS LLC 830 SW 50 AVENUE
Landscape maintenance - unmaintained swale.
Section 35-0.3

PENALTY CASES – BUILDING DEPARTMENT

- 2024-100371 MICHAEL BALTHAZAR 6311 NW 16 STREET
Work without permit.
Section FBC 105.1

PENALTY CASES – BUILDING DEPARTMENT (Continued)

2022-100131	LEEFORED FRANCIS ET AL Work without permits. Section FBC 105.1	601 SW 50 TERRACE
2022-100137	LEEFORED FRANCIS ET AL Unsafe structure - Section FBC 116.1.	601 SW 50 TERRACE
2024-100281	LEEFORED FRANCIS ET AL Work without permits. Section FBC 105.1	601 SW 50 TERRACE
2024-100282	LEEFORED FRANCIS ET AL Unsafe structure - Section FBC 116.1.	601 SW 50 TERRACE
2024-100168	GOLFSIDE CONDOMINIUMS Building Safety Inspection Section FBC 110.15 CONTINUED FROM 8/27/24	3001 HOLIDAY SPRINGS BOULEVARD - BLDG 1
2024-100169	GOLFSIDE CONDOMINIUMS Building Safety Inspection Section FBC 110.15 CONTINUED FROM 8/27/24	3011 HOLIDAY SPRINGS BOULEVARD - BLDG 2
2024-100170	GOLFSIDE CONDOMINIUMS Building Safety Inspection Section FBC 110.15 CONTINUED FROM 8/27/24	3041 HOLIDAY SPRINGS BOULEVARD - BLDG 3
2024-100171	GOLFSIDE CONDOMINIUMS Building Safety Inspection Section FBC 110.15 CONTINUED FROM 8/27/24	3021 HOLIDAY SPRINGS BOULEVARD - BLDG 9
2024-100172	GOLFSIDE CONDOMINIUMS Building Safety Inspection Section FBC 110.15 CONTINUED FROM 8/27/24	3051 HOLIDAY SPRINGS BOULEVARD - BLDG 4
2024-100173	GOLFSIDE CONDOMINIUMS Building Safety Inspection Section FBC 110.15 CONTINUED FROM 8/27/24	3081 HOLIDAY SPRINGS BOULEVARD - BLDG 6
2024-100174	GOLFSIDE CONDOMINIUMS Building Safety Inspection Section FBC 110.15 CONTINUED FROM 8/27/24	3061 HOLIDAY SPRINGS BOULEVARD - BLDG 5
2024-100175	GOLFSIDE CONDOMINIUMS Building Safety Inspection Section FBC 110.15 CONTINUED FROM 8/27/24	3031 HOLIDAY SPRINGS BOULEVARD - BLDG 7
2024-100176	GOLFSIDE CONDOMINIUMS Building Safety Inspection Section FBC 110.15 CONTINUED FROM 8/27/24	3071 HOLIDAY SPRINGS BOULEVARD - BLDG 8

PENALTY CASES – BUILDING DEPARTMENT (Continued)

2023-100185 JULIANA & ROMNUS JOSEPH 6206 SW 7 STREET
Work without permits.
Section FBC 105.1 **CONTINUED FROM 1/28/25**

PENALTY CASES – CODE COMPLIANCE OFFICER CINTRON

2024-3519 COAST INVESTMENTS LP 7868 W SAMPLE ROAD
Exterior maintenance of building - damaged roof and components.
Section 40.355 (C)(3)

2024-3596 COAST INVESTMENTS LP 7804 W SAMPLE ROAD
No local business tax receipt - Brazilian Restaurant.
Section 25-1

2024-3543 MARGATE PROPERTY DEVELOPMENT LLC 5415-5425 NW 24 STREET
Unmaintained parking lot.
Section 40.355 (G)

2024-2999 PEPPERTREE PLAZA LLC 5580 W SAMPLE ROAD
No local business tax receipt - Classic Salon & Spa Inc
Section 25-1

2024-3000 PEPPERTREE PLAZA LLC 5478 W SAMPLE ROAD
No local business tax receipt - A.L. Pool Services Inc
Section 25-1

2024-3582 STUART PETRO HOLDINGS LLC 2485 N STATE ROAD 7
Exterior maintenance of premises - unmaintained dumpster enclosure area.
Section 40.355 (E)(1)

2024-3288 T S MARGATE CENTER LLC 2402-2534 N STATE ROAD 7
Prohibited storage.
Section 40.552 (F)(14)

2024-3293 T S MARGATE CENTER LLC 2402-2534 N STATE ROAD 7
Prohibited and inoperative commercial vehicle - unit #2440
Section 26-2

2024-3294 T S MARGATE CENTER LLC 2402-2534 N STATE ROAD 7
Vehicle with an expired tag - white box truck
Section 40.352

2024-3295 T S MARGATE CENTER LLC 2402-2534 N STATE ROAD 7
Signage in disrepair.
Section 40.355 (C)(7)

PENALTY CASES – CODE COMPLIANCE OFFICER FIGUEROA

2024-300148 1189 W RIVER DR LLC 1189 W RIVER DRIVE
No local business tax receipt - Oasis at Margate Assisted
Section 25-1

PENALTY CASES – CODE COMPLIANCE OFFICER GALARZA

2024-3076 AMALIA L LATTANZI 1125 E RIVER DRIVE
Exterior maintenance of building - repair roof.
Section 40.355 (C)(3)

PENALTY CASES – CODE COMPLIANCE OFFICER HARRIS

2024-3381 DECASA RENTALS 3 LLC 613 S STATE ROAD 7 #2G
Non-compliance with rental certification.
Section 9-39

2024-3382 DECASA RENTALS 3 LLC 613 S STATE ROAD 7 #2A
Non-compliance with rental certification.
Section 9-39

2024-3383 DECASA RENTALS 3 LLC 613 S STATE ROAD 7 #2C
Non-compliance with rental certification.
Section 9-39

2024-2690 EAST COAST LAND DEV CORP 6400 W ATLANTIC BOULEVARD 16
Non-compliance with rental certificate requirement.
Section 9-39

2024-2716 EAST COAST LAND DEV CORP 6400 W ATLANTIC BOULEVARD 8
Non-compliance with rental certificate requirement.
Section 9-39

2024-2717 EAST COAST LAND DEV CORP 6400 W ATLANTIC BOULEVARD 6
Non-compliance with rental certificate requirement.
Section 9-39

2024-2718 EAST COAST LAND DEV CORP 6400 W ATLANTIC BOULEVARD 5
Non-compliance with rental certificate requirement.
Section 9-39

2024-2719 EAST COAST LAND DEV CORP 6400 W ATLANTIC BOULEVARD 3
Non-compliance with rental certificate requirement.
Section 9-39

2024-2720 EAST COAST LAND DEV CORP 6400 W ATLANTIC BOULEVARD 23
Non-compliance with rental certificate requirement.
Section 9-39

2024-2721 EAST COAST LAND DEV CORP 6400 W ATLANTIC BOULEVARD 22
Non-compliance with rental certificate requirement.
Section 9-39

2024-2722 EAST COAST LAND DEV CORP 6400 W ATLANTIC BOULEVARD 15
Non-compliance with rental certificate requirement.
Section 9-39

PENALTY CASES – CODE COMPLIANCE OFFICER HARRIS (Continued)

2024-2723	EAST COAST LAND DEV CORP Non-compliance with rental certificate requirement. Section 9-39	6400 W ATLANTIC BOULEVARD 10
2024-2724	EAST COAST LAND DEV CORP Non-compliance with rental certificate requirement. Section 9-39	6400 W ATLANTIC BOULEVARD 1
2024-3211	ELBIOMAGUS LLC Non-compliance with rental registration requirements. Section 9-43	5510 LAKEWOOD CIRCLE N #512
2024-3250	FACSEREVIC LLC Non-compliance with rental registration requirements. Section 9-43	5530 LAKEWOOD CIRCLE N #711
2024-3299	JAVING INVESTMENTS LLC Non-compliance with rental registration requirements. Section 9-43	5515 LAKEWOOD CIRCLE N #115
2024-3326	JONE INVESTMENTS LLC Non-compliance with rental registration requirements. Section 9-43	5535 LAKEWOOD CIRCLE N #311
2024-3042	GEORGE JOSUE ET AL Non-compliance with rental registration requirements. Section 9-43 CONTINUED FROM 1/28/25	601 S STATE ROAD 7 2C
2024-3301	KIWI GREEN LLC Non-compliance with rental registration requirements. Section 9-43	5515 LAKEWOOD CIRCLE N #125
2024-3256	LAPAMPA TR ET AL Non-compliance with rental registration requirements. Section 9-43	5530 LAKEWOOD CIRCLE N #724
2024-3489	MARIE SCHREINER ET AL Non-compliance with rental certification. Section 9-39	611 S STATE ROAD 7 #1F
2024-3187	SHAHABUDIN KADIR REV LIV TR ET AL Non-compliance with rental registration requirements. Section 9-43	615 S STATE ROAD 7 #1B
2024-2697	T & T REAL ESTATE INC Non-compliance with rental certificate requirement. Section 9-39	6400 W ATLANTIC BOULEVARD 4
2024-2698	T & T REAL ESTATE INC Non-compliance with rental certificate requirement. Section 9-39	6400 W ATLANTIC BOULEVARD 32

PENALTY CASES – CODE COMPLIANCE OFFICER HARRIS (Continued)

2024-2699	T & T REAL ESTATE INC Non-compliance with rental certificate requirement. Section 9-39	6400 W ATLANTIC BOULEVARD 29
2024-2700	T & T REAL ESTATE INC Non-compliance with rental certificate requirement. Section 9-39	6400 W ATLANTIC BOULEVARD 28
2024-2701	T & T REAL ESTATE INC Non-compliance with rental certificate requirement. Section 9-39	6400 W ATLANTIC BOULEVARD 26
2024-2702	T & T REAL ESTATE INC Non-compliance with rental certificate requirement. Section 9-39	6400 W ATLANTIC BOULEVARD 25
2024-2703	T & T REAL ESTATE INC Non-compliance with rental certificate requirement. Section 9-39	6400 W ATLANTIC BOULEVARD 21
2024-2704	T & T REAL ESTATE INC Non-compliance with rental certificate requirement. Section 9-39	6400 W ATLANTIC BOULEVARD 20
2024-2705	T & T REAL ESTATE INC Non-compliance with rental certificate requirement. Section 9-39	6400 W ATLANTIC BOULEVARD 2
2024-2706	T & T REAL ESTATE INC Non-compliance with rental certificate requirement. Section 9-39	6400 W ATLANTIC BOULEVARD 19
2024-2707	T & T REAL ESTATE INC Non-compliance with rental certificate requirement. Section 9-39	6400 W ATLANTIC BOULEVARD 18
2024-2708	T & T REAL ESTATE INC Non-compliance with rental certificate requirement. Section 9-39	6400 W ATLANTIC BOULEVARD 17
2024-2709	T & T REAL ESTATE INC Non-compliance with rental certificate requirement. Section 9-39	6400 W ATLANTIC BOULEVARD 14
2024-2710	T & T REAL ESTATE INC Non-compliance with rental certificate requirement. Section 9-39	6400 W ATLANTIC BOULEVARD 12

PENALTY CASES – CODE COMPLIANCE OFFICER HARRIS (Continued)

2024-2711	T & T REAL ESTATE INC Non-compliance with rental certificate requirement. Section 9-39	6400 W ATLANTIC BOULEVARD 11
2024-2691	JOSEPH TORRENTI Non-compliance with rental certificate requirement. Section 9-39	6400 W ATLANTIC BOULEVARD 9
2024-2692	JOSEPH TORRENTI Non-compliance with rental certificate requirement. Section 9-39	6400 W ATLANTIC BOULEVARD 31
2024-2693	JOSEPH TORRENTI Non-compliance with rental certificate requirement. Section 9-39	6400 W ATLANTIC BOULEVARD 30
2024-2694	JOSEPH TORRENTI Non-compliance with rental certificate requirement. Section 9-39	6400 W ATLANTIC BOULEVARD 27
2024-2695	JOSEPH TORRENTI Non-compliance with rental certificate requirement. Section 9-39	6400 W ATLANTIC BOULEVARD 24
2024-2696	JOSEPH TORRENTI Non-compliance with rental certificate requirement. Section 9-39	6400 W ATLANTIC BOULEVARD 7
2024-3306	ERIC TRINH Non-compliance with rental registration requirements. Section 9-43	5525 LAKEWOOD CIRCLE N #211

PENALTY CASES – CODE COMPLIANCE OFFICER NELSON

2024-3200	ROBERT J APGAR Non-compliance with rental registration requirements. Section 9-43	7901 NW 29 STREET
2024-3202	ROBERT J APGAR Exterior maintenance of building - discolored walls. Section 40.355 (C)(5)	7901 NW 29 STREET
2024-3203	ROBERT J APGAR Landscape maintenance - sod bare area right side of driveway. Section 40.704 (E)(1)(e)	7901 NW 29 STREET
2024-3204	ROBERT J APGAR Exterior maintenance of premises - repair driveway. Section 40.355 (C)(11)	7901 NW 29 STREET

PENALTY CASES – CODE COMPLIANCE OFFICER NELSON (Continued)

- 2024-3321 THOMAS P. WALKER 2117 MW 65 AVENUE
Unmaintained exterior of premises - dirty sidewalk/walkway
Section 40.355 (C)(14)
- 2024-3322 THOMAS P. WALKER 2117 MW 65 AVENUE
Unmaintained exterior of premises - driveway maintenance.
Section 40.355 (C)(11)
- 2024-3324 THOMAS P. WALKER 2117 MW 65 AVENUE
Nuisance - junk/trash/debris- on property.
Section 33-29
- 2024-3325 THOMAS P. WALKER 2117 MW 65 AVENUE
Unmaintained landscaping - overgrown grass.
Section 22-1

PENALTY CASES – INSPECTOR STUBBINS

- 2024-3388 PETER PARKINS 6200 EDWARDS ROAD
Trees (5) removed without a permit.
Section 40.704 (N)(6)(a) **CONTINUED FROM 12/17/24**

PENALTY CASES – CODE COMPLIANCE OFFICER VALBRUN

- 2024-3410 ROSA ENGERS 1312 NW 58 AVENUE
Improperly stored vehicle.
Section 40.352

MOTION TO VACATE ORDERS

BUILDING DEPARTMENT

- 2024-100046 LAKES OF MARGATE APT OWNER LLC 5750 LAKESIDE DRIVE - BLDG 1
Building Safety Inspection report
Section FBC 110.15

CODE COMPLIANCE OFFICER HARRIS

- 2024-1386 BZ 2647 LLC 2647 NW 62 AVENUE
Certificate of Rental Property Inspection required.
Section 9-43

MOTION FOR RECONSIDERATION OF FINE

APPLICANT: MARGATE URBAN CENTER – **CCO BALLESTEROS**

RESPONDENT: 1100 OFFICE CENTER LLC

ADDRESS: 1100 S STATE ROAD 7

- 2010-2790 for no local business tax receipt for O. Turner & CO LLC

APPLICANT: JARRELL HOUSEY, H/E - **BUILDING DEPARTMENT**

RESPONDENT: JARRELL HOUSEY AND PAULA HOUSEY

ADDRESS: 257 NW 78 AVENUE

- 2023-100020 for work done without permits – patio constructed to habitable space; garage conversion to habitable space; new a/c mini split systems installed; concrete walkways

APPLICANT: RMR Group LLC for Lakes of Margate Apt Owner LLC

RESPONDENT: LAKES OF MARGATE APT OWNER LLC

ADDRESS: 5750 LAKESIDE DRIVE

- 2024-100047 for the building safety inspection report; Section 110.15 FBC

APPLICANT: JOANN RABB -INVITATION HOMES – **CCO GALARZA**

RESPONDENT: SWAY 2014-1 BORROWER LLC

ADDRESS: 710 NW 67 AVENUE

- 2024-1382 for non-compliance with rental certification procedure.

RESPONDENT: SRP SUB LLC – **CCO HARRIS**

APPLICANT: INVITATION HOMES – JULIE HYNDS

ADDRESS: 4915 SW 12 STREET

- 2024-1849 for non-compliance with rental certification procedure.

APPLICANT: STEVE BROWNING – **CCO NELSON**

RESPONDENT: STEVE BROWNING

ADDRESS: 5113 NW 27 STREET

- 2015-2292 Exterior maintenance of premises – discolored/dirty walls

CASES IN COMPLIANCE AS OF 2/19/25

NEW CASES – CCO BALLESTEROS

2024-3605 MONTE BONIFATO INC 628 S STATE ROAD 7
No local business tax receipt - La Parilla De Pancho
Section 25-1

2024-1033 PAT M & DONNA M NATALIZIO 801 MAPLE DRIVE
Driveway maintenance - faded and damaged.
Section 40.355(G) **CONTINUED FROM 1/28/25**

NEW CASES – CCO BELBACK

2024-2041 PATRICK B KELLEY 2284 NW 62 AVENUE
Off street parking - carport being used for storage.
Section 40.705 **CONTINUED FROM 1/28/25**

PENALTY CASES – CCO BELBACK

2024-3405 OLIVIA ALEXANDRA DAVIS 6143 SW 4 STREET
Landscape maintenance - overgrown grass.
Section 22-1

2024-3360 RAP10 LLC 2644 NW 61 AVENUE
Non-compliance with rental registration requirements.
Section 9-43

PENALTY CASES – CCO CINTRON

2024-2903 1801-1835 MEARS PARKWAY LLC 2206 MEARS PARKWAY
No local business tax receipt - Moreno's Motor
Section 25-1

2024-3475 BERNARD MAYER & SONS LLC 2700 N STATE ROAD 7
No local business tax receipt - Flow Oasis LLC
Section 25-1

2024-3437 MICRON USA CORP 2175 N STATE ROAD 7
No local business tax receipt - WIF Taste of Caribbean Bakery
Section 25-1

2024-3290 T S MARGATE CENTER LLC 2402-2534 N STATE ROAD 7
Exterior maintenance of building - damaged awnings.
Section 40.355 (C)(6)

PENALTY CASES – CCO HARRIS

2024-3328 IVAN ALEMAN ET AL 5535 LAKEWOOD CIRCLE N #314
Non-compliance with rental registration requirements.
Section 9-43

2024-3159 APPLGREEN CONDOMINIUM APARTMENTS 3 613 S STATE ROAD 7
2/21 of 3/25 + AF Unmaintained fence.
Section 40.702

2024-3161 APPLGREEN CONDOMINIUM APARTMENTS 3 613 S STATE ROAD 7
2/21 of 2/25 + AF Unmaintained landscape - dead tree stump.
Section 40.355 (C)(9)

2024-3045 LOURLYN I & CLARE E LASSALLE ET AL 601 S STATE ROAD 7 2F
Non-compliance with rental registration requirements.
Section 9-43 **CONTINUED FROM 12/17/24**

2024-3314 GLORIDA PATRICIA PATINO ET AL 5525 LAKEWOOD CIRCLE N #225
Non-compliance with rental registration requirements.
Section 9-43