



City of Margate
Special Magistrate Hearing Docket

APRIL 22, 2025,

2:00 PM

CASE #	RESPONDENT	SITE ADDRESS
NEW CASES – CODE COMPLIANCE OFFICER BALLESTEROS		
2025-0816	CVS 2758 MARGATE LLC Repeat nuisance - garbage/trash/ construction waste, etc - on property. Section 22-2 (9/12/24; 3/11/25)	255 S STATE ROAD 7
2025-0817	CVS 2758 MARGATE LLC Repeat nuisance - garbage/trash/ construction waste, etc - on property. Section 33-29 (11/7/22; 3/11/25)	255 S STATE ROAD 7
2025-0099	SHILO HASSON Unmaintained sidewalk/walkway. Section 40.355 (C)	6450 W ATLANTIC BOULEVARD
2025-0100	SHILO HASSON Unmaintained building exterior - discolored property walls. Section 40.355 (C)	6450 W ATLANTIC BOULEVARD
2025-0101	SHILO HASSON Unmaintained landscaping - dead tree stump. Section 40.355 (C)(9)	6450 W ATLANTIC BOULEVARD
2025-0102	SHILO HASSON Unmaintained parking lot. Section 40.355 (G)	6450 W ATLANTIC BOULEVARD
2025-0103	SHILO HASSON No address displayed on building. Section 35-14	6450 W ATLANTIC BOULEVARD
2025-0104	SHILO HASSON Prohibited sign. Section 40.706 (Q)	6450 W ATLANTIC BOULEVARD

NEW CASES – CODE COMPLIANCE OFFICER BALLESTEROS (Continued)

- 2025-0105 SHILO HASSON 6450 W ATLANTIC BOULEVARD
Unmaintained landscaping. Sod bare areas throughout property.
Section 40.704 (E)(1)(e)
- 2024-3373 MONICA INVESTMENT GROUP INC 6900 W ATLANTIC BOULEVARD
Unmaintained landscaping - re-sod bare areas throughout property.
Section 40.704 (E)(1)(e) **Continued from 2/25/25**

NEW CASES – CODE COMPLIANCE OFFICER BELBACK

- 2025-0266 AVALON COLEMAN ET AL 1002 SW 49 AVENUE
Prohibited commercial vehicle in a residential area.
Section 26-2
- 2025-0267 AVALON COLEMAN ET AL 1002 SW 49 AVENUE
No local business tax receipt - Lights on Electrical Svcs
Section 25-1
- 2025-0125 WADELER GAY, H/E ET AL 1030 SW 50 TERRACE
Prohibited commercial vehicle in a residential area.
Section 26-2
- 2025-0126 WADELER GAY, H/E ET AL 1030 SW 50 TERRACE
No address displayed on house.
Section 35-14
- 2024-3649 MONTGOMERY STREET HOMES LLC 264 NW 79 AVENUE
Non-compliance with rental registration certificate.
Section 9-39
- 2025-0207 MONTGOMERY STREET HOMES LLC 264 NW 79 AVENUE
Unmaintained fence.
Section 40.355 (C)(4)
- 2025-0208 MONTGOMERY STREET HOMES LLC 264 NW 79 AVENUE
Unmaintained building exterior - discolored roof.
Section 40.355 (C)(3)
- 2025-0209 MONTGOMERY STREET HOMES LLC 264 NW 79 AVENUE
Unmaintained landscaping - sod required.
Section 40.704 (E)(1)(e)
- 2025-0124 ROSEMARIE SARDO, EST 5090 SW 11 STREET
Prohibited commercial vehicle in a residential area.
Section 26-2

NEW CASES – BUILDING DEPARTMENT

- 2024-100102 REMUS REALTY LLC 2185 N STATE ROAD 7
Building safety inspection report.
Section FBC 110.15 **CONTINUED FROM 9/24/24**

NEW CASES – CODE COMPLIANCE OFFICER CINTRON

2024-3583	BERNARD MAYER & SONS LLC No local business tax receipt - Markone Contractors LLC Section 25-1	2706 N STATE ROAD 7
2025-0023	COAST INVESTMENTS LP No local business tax receipt - ITM Blood Donation Center Section 25-1	8068 W SAMPLE ROAD
2024-3621	COFLO PROPERTIES LP Unmaintained dumpster enclosure. Section 40.355 (E)(1)	5200 W SAMPLE ROAD #2
2025-0268	MARGATE 62 LLC No local business tax receipt - The Glass Solutions Section 25-1	2508 NW 62 AVENUE
2024-3683	MARGATE PROPERTY DEVELOPMENT LLC No local business tax receipt - Happy AC Section 25-1	5425 NW 24 STREET #212
2024-3636	PEPPERTREE PLAZA LLC No local business tax receipt - Elegant Beauty Supplies and Salon Section 25-1	5504 W SAMPLE ROAD
2025-0064	SVAP III CORAL LANDINGS LLC Safety hazard - hole by mailbox store. Section 40.355 (C)(11)	3200-3470 NW 62 AVENUE
2025-0065	SVAP III CORAL LANDINGS LLC Unmaintained landscaping - dead shrubs/hedges, etc Section 40.704 (L)	3200-3470 NW 62 AVENUE
2025-0067	SVAP III CORAL LANDINGS LLC Unmaintained dumpster enclosure. Section 40.355 (E)(1)	3200-3470 NW 62 AVENUE
2025-0044	WOODLANDS AT CAROLINA HOMEOWNER Unmaintained landscaping - canal/lake easements. Section 40.355 (J)	NW 30 STREET - 484123170960

NEW CASES – CODE COMPLIANCE OFFICER FIGUEROA

2025-0429	4701 COCONUT CREEK PARKWAY LLC Inoperative and unregistered vehicles at rear of property. Section 40.352	4701 COCONUT CREEK PARKWY
2025-0655	CENTER BUSINESS PARK LLC Prohibited commercial vehicle in a residential area. Section 26-3	1690 BANKS ROAD

NEW CASES – CODE COMPLIANCE OFFICER FIGUEROA (Continued)

2025-0656	CENTER BUSINESS PARK LLC Prohibited residence. Section 40.351	1690 BANKS ROAD
2025-0375	COKESBURY METHODIST CHURCH OF MARGATE INC Prohibited commerical vehicle on the property. Section 26-2	1801 NW 65 AVENUE
2025-0378	COKESBURY METHODIST CHURCH OF MARGATE INC Unmaintained landscaping - overgrown grass/weeds - including swale and canal bank Section 22-1	1801 NW 65 AVENUE
2025-0850	COKESBURY METHODIST CHURCH OF MARGATE INC Other - off street parking violation. Section 40.705 (F)	1801 NW 65 AVENUE
2025-0567	LAKEWOOD RETAIL LLC Nuisance - unused items/junk, etc - on property. Section 33-29	5413 W ATLANTIC BOULEVARD
2025-0568	LAKEWOOD RETAIL LLC Unmaintained dumpster enclosure. Section 40.355 (E)	5327-5501 W ATLANTIC BOULEVD
2025-0379	R V L CORP Prohibited commercial vehicle in a residential area. Section 26-2	6077-6091 W ATLANTIC BOULEVARD
2024-3524	SUN ON PROPERTY INC There is an accumulation of stagnant water on the property. Section 40.355 (F)	6301 W ATLANTIC BOULEVARD
2024-3525	SUN ON PROPERTY INC Unmaintained landscaping - sod bare areas, replace dead plants. Section 40.704 (L)	6301 W ATLANTIC BOULEVARD
2024-3526	SUN ON PROPERTY INC Unmaintained landscaping - trim bushes and overhanging tree banches on canal easement. Section 40.355 (J)	6301 W ATLANTIC BOULEVARD
2024-3527	SUN ON PROPERTY INC Unmaintained parking lot. Section 40.355 (G)	6301 W ATLANTIC BOULEVARD
2025-0046	SUNSHINE GASOLINE DISTRIBUTORS INC Prohibited outdoor storage. Section 40.554 (G)	2099 N STATE ROAD 7
2025-0048	SUNSHINE GASOLINE DISTRIBUTORS INC Prohibited parking of inoperative/unregistred vehicles. Section 40.705 (F)	2099 N STATE ROAD 7

NEW CASES – CODE COMPLIANCE OFFICER FIGUEROA (Continued)

- 2025-0049 SUNSHINE GASOLINE DISTRIBUTORS INC 2099 N STATE ROAD 7
Unmaintained building exterior - discolored exterior walls.
Section 40.355 (C)
- 2025-0240 TRIZEK VILLAGE PLAZA INC 1426 N STATE ROAD 7
Repeat no local business tax receipt - Hebrew Academy Comm School
Section 25-1
(9/2/23; 1/24/25) **COMPLIED**
- 2024-3220 YAM MARGATE LLC 7600-7664 MARGATE BOULEVARD
Unmaintained premises - repair potholes and cracks throughout parking lot.
Section 40.355 (G)1 **Continued from 2/25/25**

NEW CASES – CODE COMPLIANCE OFFICER GALARZA

- 2025-0446 PAULO JOSE ARAUJO ET AL 7960 NW 9 STREET
Prohibited commerical vehicle in a residential area.
Section 26-2 **COMPLIED**
- 2025-0349 BLANGOR 6100 LLC 6100 NW 19 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
- 2025-0589 FKH SFR C1 LP 6750 NW 7 COURT
Non-compliance with rental registration certificate.
Section 9-39
- 2025-0296 GLAD ANGEL & ASSOCIATES LLC 5729 SETON DRIVE
Non-compliance with rental registration requirements.
Section 9-43
- 2025-0159 GLAD HOLDINGS LLC 610 N ROCK ISLAND RD #3
Non-compliance with rental registration certificate.
Section 9-39
- 2024-3592 NICOLE HOLMES 6972 NW 6 COURT
Unmaintained building exterior - roof in disrepair.
Section 40.355 (C)(3)
- 2025-0158 IRA Z039487 FBO ANGELA GLAD ET AL 610 N ROCK ISLAND ROAD #4
Non-compliance with rental registration certificate.
Section 9-39
- 2025-0826 SIMONE M MIRANDA ET AL 5808 SETON DRIVE
Prohibited storage (POD) container.
Section 40.701 (B)

NEW CASES – CODE COMPLIANCE OFFICER GALARZA (Continued)

2025-0294	DAVID MONTEAGUDO Prohibited commercial vehicle in a residential area. Section 26-2	6117 NW 9 STREET
2025-0431	GREGORY K MORRIS ET AL Prohibited commercial vehicle in a residential area. Section 26-2	7910 NW 8 COURT
2025-0511	RUSS PROPERTY LLC Non-compliance with rental registration requirements. Section 9-43	7540 MARGATE BOULEVARD
2025-0298	SRP SUB LLC Non-compliance with rental registration requirements. Section 9-43	5817 NW 19 COURT
2025-0485	MOHAMED M SULAMAN Prohibited commercial vehicle in a residential area. Section 26-2 COMPLIED	485 NW 70 WAY
2025-0550	MASATO TAKAKUWA Improperly stored vehicle. Section 40.352	6470 NW 11 STREET

NEW CASES – CODE COMPLIANCE OFFICER HARRIS

2025-0003	PATRICK PIERRE ET AL Unmaintained fence. Section 40.702	6302 SW 1 STREET
2025-0501	SRP SUB LLC Non-compliance with rental registration requirements. Section 9-43	4972 SW 4 STREET

NEW CASES – CODE COMPLIANCE OFFICER NELSON

2025-0071	RICHARD & DEBORAH L CROFT Repeat nuisance - discarded items - in carport and property. Section 33-29 (6/14/23; 2/23/23; 1/8/25)	2601 NW 62 AVENUE
2025-0228	JOSE AUGUSTIN CUEVAS, JR Unmaintained landscaping - overgrown grass/weeds - including swale and canal bank Section 22-1	2262 NW 63 AVENUE
2024-3667	MARIA ELENA JORRIN Unmaintained landscaping - sod bare areas of grass. Section 40.704 (L)	6198 NW 24 COURT

NEW CASES – CODE COMPLIANCE OFFICER NELSON (Continued)

2025-0190	EVANGELIA GEORGE MALLAS ET AL Prohibited commercial vehicle in a residential area. Section 26-2	2671 NW 65 AVENUE
2024-3678	RAVI PERSAUD Improperly parked recreational vehicle. Section 26-3	2660 NW 63 TERRACE

NEW CASES – CODE COMPLIANCE OFFICER VALBRUN

2025-0255	ADILEY AGUILA Prohibited residence. Section 40.351	6249 NW 17 STREET
2025-0385	FRANK ALONSO, H/E ET AL Prohibited commercial vehicle in a residential area. Section 26-2	1505 E RIVER DRIVE
2025-0238	ANDERSON FAM TR ET AL Unmaintained fence. Section 40.355 (C)(4)	5724 SETON DRIVE
2025-0239	ANDERSON FAM TR ET AL Unmaintained landscaping. Sod bare areas of lawn including swale. Section 40.704 (E)(1)(e)	5724 SETON DRIVE
2025-0175	BHANDARI LLC Non-compliance with rental registration requirements. Section 9-43	1500 NW 64 AVENUE
2025-0231	THOMAS CLEARY, H/E ET AL Unmaintained fence. Section 40.355 (C)(4)	5804 SETON DRIVE
2025-0232	THOMAS CLEARY, H/E ET AL Unmaintained landscaping - sod bare areas in front of house. Section 40.704 (E)(1)(e)	5804 SETON DRIVE
2025-0173	DDV CAPITAL LLC Unmaintained landscaping - overgrown grass throughout property. Section 22-1	5713 SETON DRIVE
2025-0234	DORCAS FRANCOIS FISHMAN Unmaintained fence. Section 40.355 (C)(4)	5800 SETON DRIVE
2025-0235	DORCAS FRANCOIS FISHMAN Unmaintained building exterior - rotted fascia Section 40.355 (C)(2)	5800 SETON DRIVE

NEW CASES – CODE COMPLIANCE OFFICER VALBRUN (Continued)

2025-0236	DORCAS FRANCOIS FISHMAN Unmaintained building exterior - discolored surfaces including walls and windows. Section 40.355 (C)	5800 SETON DRIVE
2025-0237	DORCAS FRANCOIS FISHMAN Boarded up/Shuttered building. Section 40.355 (K)	5800 SETON DRIVE
2024-3685	VAN HUTCHINSON, H/E ET AL Dirty/unsanitary pool. Section 33-103	1797 NW 65 AVENUE
2024-3687	VAN HUTCHINSON, H/E ET AL Unmaintained landscaping - sod bare areas of lawn and swale. Section 40.704 (E)(1)(e)	1797 NW 65 AVENUE
2024-3688	VAN HUTCHINSON, H/E ET AL Prohibited commercial vehicle in a residential area. Section 26-2	1797 NW 65 AVENUE
2024-3689	VAN HUTCHINSON, H/E ET AL Nuisance - unused items/junk, etc - on property. Section 33-29	1797 NW 65 AVENUE
2025-0031	DONALD A LARONTONDA Unmaintained building exterior - discolored roof and roof components. Section 40.355 (C)	1815 NW 69 AVENUE
2025-0032	DONALD A LARONTONDA Unmaintained fence. Section 40.355 (C)(4)	1815 NW 69 AVENUE
2025-0092	MARIO I LLERENA, H/E ET AL Unmaintained landscaping - sod bare areas including swale. Section 40.704 (E)(1)(e)	5812 SETON DRIVE
2025-0094	MARIO I LLERENA, H/E ET AL Unmaintained building exterior - roof in disrepair. Section 40.355 (C)(3)	5812 SETON DRIVE

PENALTY CASES – CODE COMPLIANCE OFFICER BELBACK

2023-1742	COCO GATE PARTNERS LTD House exterior maintenance. Section 40.4(a) Appendix A CONTINUED FROM 12/17/25	1308-1350 N STATE ROAD 7
2023-1744	COCO GATE PARTNERS LTD House exterior maintenance. (discolored walls) Section 40.4 Appendix A CONTINUED FROM 12/17/25	1308-1350 N STATE ROAD 7

PENALTY CASES – CODE COMPLIANCE OFFICER BELBACK (Continued)

- 2023-1745 COCOGATE PARTNERS LTD 1308-1350 N STATE ROAD 7
Parking lot maintenance.
Section 40.8 Appendix A **CONTINUED FROM 12/17/25**
- 2023-300224 GLAD ANGEL & ASSOCIATES LLC 5729 SETON DRIVE
Operating without business tax receipt.
Section 25-1 **CONTINUED FROM 2/25/25**
- 2023-3700 GLAD ANGEL & ASSOCIATES LLC 5729 SETON DRIVE
Unpermitted use of the property.
Section 14.2(11) Appendix A **CONTINUED FROM 2/25/25**
- 2024-300150 LINX INVESTMENTS LLC 830 SW 50 AVENUE
Landscape maintenance - dead tree stump.
Section 40.355 (C)(9) **CONTINUED FROM 2/25/25**

PENALTY CASES – BUILDING DEPARTMENT

- 2020-100512 LUCY AGUIRRE 2462 NW 62 TERRACE
Work - aluminium screen room; 2 shed structures - installed without permits.
Section 105.1
- 2023-100337 BRUCE D & EILEEN L GOLDENBERG 7150 W ATLANTIC BOULEVARD
Non-compliance with Building Safety Inspection requirement.
Section FBC 110.15
- 2024-100373 DAVID MANASHER 7759 HIGHLANDS CIRCLE
Work - detached shed structure; attached aluminium patio; new entry installed - without permits.
Section 105.1
- 2023-100416 MEZIANA PROSPER 1309 E RIVER DRIVE
Work - kitchen and bathroom remodeled - without permits.
Section 105.1

PENALTY CASES – CODE COMPLIANCE OFFICER CINTRON

- 2024-3520 COAST INVESTMENTS LP 7868 W SAMPLE ROAD
Unmaintained premises - repair potholes and cracks throughout parking lot.
Section 40.355 (G)
- 2024-3404 J&D GOLF PROPERTIES 3011 N ROCK ISLAND ROAD
Unmaintained landscaping - leaves and dead plants
Section 40.355 (H)(1)
- 2024-3637 TS MARGATE CENTER LLC 2452 N STATE ROAD 7
No local business tax receipt - Total Wireless
Section 25-1

PENALTY CASES – CODE COMPLIANCE OFFICER FIGUEROA

2024-3270	GRG PROPERTIES INC No local business tax receipt - ECM Margate LLC/Auto Repair Pros Section 25-1	5700 ROYAL PALM BOULEVARD
2024-3271	GRG PROPERTIES INC Offstreet parking, loading, and driveways. Section 40.705	5700 ROYAL PALM BOULEVARD

PENALTY CASES – CODE COMPLIANCE OFFICER HARRIS

2024-3158	APPLEGREEN CONDOMINIUM APARTMENTS 3 Exterior maintenance of building - discolored roof and walls. Section 40.355 (C)	613 S STATE ROAD 7
2024-3162	APPLEGREEN CONDOMINIUM APARTMENTS 3 Parking lot maintenance. Section 40.355 (G)	613 S STATE ROAD 7
2024-2690	EAST COAST LAND DEV CORP Non-compliance with rental certificate requirement. Section 9-39 Continued from 2/25/25	6400 W ATLANTIC BOULEVARD 16
2024-2716	EAST COAST LAND DEV CORP Non-compliance with rental certificate requirement. Section 9-39 Continued from 2/25/25	6400 W ATLANTIC BOULEVARD 8
2024-2717	EAST COAST LAND DEV CORP Non-compliance with rental certificate requirement. Section 9-39 Continued from 2/25/25	6400 W ATLANTIC BOULEVARD 6
2024-2718	EAST COAST LAND DEV CORP Non-compliance with rental certificate requirement. Section 9-39 Continued from 2/25/25	6400 W ATLANTIC BOULEVARD 5
2024-2719	EAST COAST LAND DEV CORP Non-compliance with rental certificate requirement. Section 9-39 Continued from 2/25/25	6400 W ATLANTIC BOULEVARD 3
2024-2720	EAST COAST LAND DEV CORP Non-compliance with rental certificate requirement. Section 9-39 Continued from 2/25/25	6400 W ATLANTIC BOULEVARD 23
2024-2721	EAST COAST LAND DEV CORP Non-compliance with rental certificate requirement. Section 9-39 Continued from 2/25/25	6400 W ATLANTIC BOULEVARD 22
2024-2722	EAST COAST LAND DEV CORP Non-compliance with rental certificate requirement. Section 9-39 Continued from 2/25/25	6400 W ATLANTIC BOULEVARD 15

PENALTY CASES – CODE COMPLIANCE OFFICER HARRIS (Continued)

2024-2723	EAST COAST LAND DEV CORP Non-compliance with rental certificate requirement. Section 9-39 Continued from 2/25/25	6400 W ATLANTIC BOULEVARD 10
2024-2724	EAST COAST LAND DEV CORP Non-compliance with rental certificate requirement. Section 9-39 Continued from 2/25/25	6400 W ATLANTIC BOULEVARD 1
2024-3136	JERMANIA HOLDINGS LLC Non-compliance with rental registration requirements. Section 9-43	611 S STATE ROAD 7 #2C
2024-3484	JIM HOLDINGS LLC Non-compliance with rental certification. Section 9-39	611 S STATE ROAD 7 #1G
2024-3486	JIM HOLDINGS LLC Non-compliance with rental certification. Section 9-39	611 S STATE ROAD 7 #1J
2024-3487	JIM HOLDINGS LLC Non-compliance with rental certification. Section 9-39	611 S STATE ROAD 7 #2E
2024-3485	JIM RODNEY Non-compliance with rental certification. Section 9-39	611 S STATE ROAD 7 #3G
2024-2697	T & T REAL ESTATE INC Non-compliance with rental certificate requirement. Section 9-39 Continued from 2/25/25	6400 W ATLANTIC BOULEVARD 4
2024-2698	T & T REAL ESTATE INC Non-compliance with rental certificate requirement. Section 9-39 Continued from 2/25/25	6400 W ATLANTIC BOULEVARD 32
2024-2699	T & T REAL ESTATE INC Non-compliance with rental certificate requirement. Section 9-39 Continued from 2/25/25	6400 W ATLANTIC BOULEVARD 29
2024-2700	T & T REAL ESTATE INC Non-compliance with rental certificate requirement. Section 9-39 Continued from 2/25/25	6400 W ATLANTIC BOULEVARD 28
2024-2701	T & T REAL ESTATE INC Non-compliance with rental certificate requirement. Section 9-39 Continued from 2/25/25	6400 W ATLANTIC BOULEVARD 26
2024-2702	T & T REAL ESTATE INC Non-compliance with rental certificate requirement. Section 9-39 Continued from 2/25/25	6400 W ATLANTIC BOULEVARD 25

PENALTY CASES – CODE COMPLIANCE OFFICER HARRIS (Continued)

2024-2703	T & T REAL ESTATE INC Non-compliance with rental certificate requirement. Section 9-39 Continued from 2/25/25	6400 W ATLANTIC BOULEVARD 21
2024-2704	T & T REAL ESTATE INC Non-compliance with rental certificate requirement. Section 9-39 Continued from 2/25/25	6400 W ATLANTIC BOULEVARD 20
2024-2705	T & T REAL ESTATE INC Non-compliance with rental certificate requirement. Section 9-39 Continued from 2/25/25	6400 W ATLANTIC BOULEVARD 2
2024-2706	T & T REAL ESTATE INC Non-compliance with rental certificate requirement. Section 9-39 Continued from 2/25/25	6400 W ATLANTIC BOULEVARD 19
2024-2707	T & T REAL ESTATE INC Non-compliance with rental certificate requirement. Section 9-39 Continued from 2/25/25	6400 W ATLANTIC BOULEVARD 18
2024-2708	T & T REAL ESTATE INC Non-compliance with rental certificate requirement. Section 9-39 Continued from 2/25/25	6400 W ATLANTIC BOULEVARD 17
2024-2709	T & T REAL ESTATE INC Non-compliance with rental certificate requirement. Section 9-39 Continued from 2/25/25	6400 W ATLANTIC BOULEVARD 14
2024-2710	T & T REAL ESTATE INC Non-compliance with rental certificate requirement. Section 9-39 Continued from 2/25/25	6400 W ATLANTIC BOULEVARD 12
2024-2711	T & T REAL ESTATE INC Non-compliance with rental certificate requirement. Section 9-39 Continued from 2/25/25	6400 W ATLANTIC BOULEVARD 11
2024-2691	JOSEPH TORRENTI Non-compliance with rental certificate requirement. Section 9-39 Continued from 2/25/25	6400 W ATLANTIC BOULEVARD 9
2024-2692	JOSEPH TORRENTI Non-compliance with rental certificate requirement. Section 9-39 Continued from 2/25/25	6400 W ATLANTIC BOULEVARD 31
2024-2693	JOSEPH TORRENTI Non-compliance with rental certificate requirement. Section 9-39 Continued from 2/25/25	6400 W ATLANTIC BOULEVARD 30
2024-2694	JOSEPH TORRENTI Non-compliance with rental certificate requirement. Section 9-39 Continued from 2/25/25	6400 W ATLANTIC BOULEVARD 27

PENALTY CASES – CODE COMPLIANCE OFFICER HARRIS (Continued)

2024-2695	JOSEPH TORRENTI Non-compliance with rental certificate requirement. Section 9-39 Continued from 2/25/25	6400 W ATLANTIC BOULEVARD 24
2024-2696	JOSEPH TORRENTI Non-compliance with rental certificate requirement. Section 9-39 Continued from 2/25/25	6400 W ATLANTIC BOULEVARD 7

MOTION FOR RECONSIDERATION OF FINE

APPLICANT: ATLANTIC CENTER LLC –
RESPONDENT: ATLANTIC PLAZA REALTY LLC
ADDRESS: 6890 W ATLANTIC BOULEVARD

- 2024-300067 for no local business tax receipt for Beautiful Rose Cleaning & Services LLC
- 2024-300068 for no local business tax receipt for Sicily's Bakery & Café
- 2024-300069 for no local business tax receipt for Creative Remodeling & Investment LLC
- 2024-300070 for no local business tax receipt for Yanni LLC
- 2024-300071 for no local business tax receipt for Legacy All Tax & Multi-Services LLC
- 2024-300072 for no local business tax receipt for Naronah Restaurant & Catering
- 2024-300074 for no local business tax receipt for Premier Marketing & Solution Group LLC

APPLICANT: ANTHONY CAMBRONERO
RESPONDENT: BAF ASSETS LLC
ADDRESS: 4977 SW 11 PLACE

- 2024-1888 for non-compliance with rental registration requirements

APPLICANT: BILU ORGANIZATION LLC
RESPONDENT: BILU ORGANIZATION LLC
ADDRESS: 7432 ROYAL PALM BOULEVARD

- 2021-0310 for unmaintained parking lot
- 2021-0311 for unmaintained parking lot (curb stops)
- 2023-3355 for unmaintained lighting violations

APPLICANT: FYR SFR BORROWER LLC
RESPONDENT: FYR SFR BORROWER LLC
ADDRESS: 4966 SW 6 STREET

- 2024-1693 for non-compliance with rental registration requirements.

APPLICANT: FYR SFR BORROWER LLC
RESPONDENT: FYR SFR BORROWER LLC
ADDRESS: 1612 NW 58 AVENUE

- 2022-0573 for fence maintenance
- 2024-0400 for nuisance – discarded furniture/bulk items, trash and debris – on property.
- 2024-0401 for non-compliance with rental registration requirements.
- 2024-0949 for unmaintained landscaping – overgrown grass/weeds.

APPLICANT: NICOHLAS RIVERO HERNANDEZ
RESPONDENT: NICHOLAS RIVERO HERNANDEZ
ADDRESS: 6710 NW 6 STREET

- 2023-100494 for work done without permits.

APPLICANT: INFINITY MARGATE 2 LLC
RESPONDENT: INFINITY MARGATE 2 LLC
ADDRESS: 1858 MEARS PARKWAY

- 2023-300117 for no local business tax receipt for Floral is Art & Agatex LLC

MOTION FOR RECONSIDERATION OF FINE - CONTINUED

APPLICANT: INFINITY MARGATE 2 LLC

RESPONDENT: INFINITY MARGATE 2 LLC

ADDRESS: 1848 MEARS PARKWAY

- 2023-300122 for no local business tax receipt for Hyperdrive Auto Group LLC

APPLICANT: INFINITY MARGATE 2 LLC

RESPONDENT: INFINITY MARGATE 2 LLC

ADDRESS: 1866 MEARS PARKWY

- 2023-300123 for no local business tax receipt for Ira Bernstein Custom Design

APPLICANT: INFINITY MARGATE 2 LLC

RESPONDENT: INFINITY MARGATE 2 LLC

ADDRESS: 1963 MEARS PARKWAY

- 2023-300106 for operating a business without a business tax receipt – E.J. Dental Art LLC

APPLICANT: INFINITY MARGATE 2 LLC

RESPONDENT: INFINITY MARGATE 2 LLC

ADDRESS: 1959 NW 55 AVENUE

- 2023-300215 for operating a business without a business tax receipt – Drywall Interior Solutions

APPLICANT: PROGRESS RESIDENTIAL BORROWER 1 LLC

RESPONDENT: PROGRESS RESIDENTIAL BORROWER 1 LLC

ADDRESS: 6701 FERN STREET

- 2024-1389 for non-compliance with rental registration requirements.

APPLICANT: PROGRESS RESIDENTIAL BORROWER 1 LLC

RESPONDENT: PROGRESS RESIDENTIAL BORROWER 1 LLC

ADDRESS: 6158 NAVAJO TERRACE

- 2024-1390 for non-compliance with rental registration requirements.

APPLICANT: ANTHONY A MASSO **CCO MIKOLAJCZAK**

RESPONDENT: SALVATORE CORBISIERO

ADDRESS: 3133 VISTA DEL MAR

- 2022-3467 for discolored roof
- 2022-3468 for discolored walls/exterior surfaces

APPLICANT: PROGRESS RESIDENTIAL BORROWER 1 LLC **CCO MIKOLAJCZAK**

RESPONDENT: PROGRESS RESIDENTIAL BORROWER 1 LLC

ADDRESS: 7641 NW 23 STREET

- 2024-1388 for non-compliance with rental registration requirements.

APPLICANT: PROGRESS RESIDENTIAL BORROWER 1 LLC **CCO MIKOLAJCZAK**

RESPONDENT: PROGRESS RESIDENTIAL BORROWER 1 LLC

ADDRESS: 2692 NW 79 AVENUE

- 2024-1391 for non-compliance with rental registration requirements.

APPLICANT: ROSEMARY SOCOLOVITCH – **CCO MIKOLAJCZAK**

RESPONDENT: ROSEMARY SOCOLOVITCH

ADDRESS: 3078 BAYBERRY WAY

- 2022-0596 for unmaintained house exterior

MOTION FOR RECONSIDERATION OF FINE – CONTINUED

APPLICANT: JAY H ZAGER CCO NELSON

RESPONDENT: 2622 NW 60 AVE LLC

ADDRESS: 2622 NW 60 AVE

- 2023-3767 for unmaintained driveway

APPLICANT: KEVIN DIAZ, ESQ CCO NELSON

RESPONDENT: FKH SFR PROPCO B-HLD LP

ADDRESS: 6429 FRENCH ANGEL TERRACE

- 2023-3977 for unmaintained house exterior
- 2024-0169 for non-compliance with rental registration requirements

APPLICANT: PROGRESS RESIDENTIAL BORROWER 1 LLC CCO NELSON

RESPONDENT: PROGRESS RESIDENTIAL BORROWER 1 LLC

ADDRESS: 3081 PALM PLACE

- 2024-1393 for non-compliance with rental registration requirements.

APPLICANT: JESUS GONZALEZ – CODE COMPLIANCE OFFICER VALBRUN

RESPONDENT: LUELLA THOMAS, EST

ADDRESS: 1402 E RIVER DRIVE

- 2023-4162 for unmaintained landscaping – overgrown trees

CASES IN COMPLIANCE AS OF 4/17/25

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

2025-0058 PAUL R SNELL 5511 SW 7 PLACE
Improperly stored vehicle.
Section 40.352

2025-0060 PAUL R SNELL 5511 SW 7 PLACE
Nuisance - unused items/junk, etc - on property.
Section 33-29

NEW CASES – CCO CINTRON

2024-3402 J & D GOLF PROPERTIES LLC 3011 N ROCK ISLAND ROAD
Unmaintained landscaping - dead landscaping/tree stump
Section 40.355 (C)(9)

2025-0346 KCP RE LLC 3225 HOLIDAY SPRINGS BLVD
Improperly stored vehicle.
Section 40.352

NEW CASES – CCO FIGUEROA

2024-2979 JYMB INC 1815 N STATE ROAD 7 #2
Unmaintained parking lot.
Section 40.355 (G)1

2024-2980 JYMB INC 1815 N STATE ROAD 7 #2
Other - off street parking violation.
Section 40.705

NEW CASES – CCO GALARZA

2025-0062 BHANDARI LLC 1500 NW 64 AVENUE
Unmaintained landscaping - overgrown grass/weeds - including swale and canal bank
Section 22-1

2025-0055 ENRICK DUORTE, H/E ET AL 1075 NW 66 AVENUE
Unmaintained building exterior - discolored roof.
Section 40.355 (C)(3)

2025-0334 GLAD ANGEL & ASSOCIATES LLC 5729 SETON DRIVE
No address displayed on house.
Section 35-14

2025-0074 IRA Z039487 FBO ANGELA GLAD ET AL 610 N ROCK ISLAND ROAD #4
Improper parking of a recreation vehicle.
Section 26-3

2025-0295 DAVID MONTEAGUDO 6117 NW 9 STREET
Non-compliance with rental registration requirements.
Section 9-43

2025-0495 MOHAMED M SULAMAN 485 NW 70 WAY
Unmaintained landscaping - sod bare areas in front and under vehicle.
Section 40.704 (L)

NEW CASES – CCO HARRIS

2025-0491 ADALWIN LLC 5110 SW 6 STREET
Non-compliance with rental registration requirements.
Section 9-43

2024-3192 ROSELIA D MACHADO ET AL 615 S STATE ROAD 7 #2B
Non-compliance with rental registration requirements.
Section 9-43

NEW CASES – CCO HARRIS (Continued)

2025-0001 PATRICK PIERRE ET AL 6302 SW 1 STREET
Unmaintained building exterior – discolored surfaces; repair all doors, etc
Section 40.355 (C)

2025-0502 SRP SUB LLC 5365 SW 10 COURT
Non-compliance with rental registration requirements.
Section 9-43

2025-0503 SRP SUB LLC 5375 SW 8 STREET
Non-compliance with rental registration requirements.
Section 9-43

2025-0507 SRP SUB LLC 6778 NW 3 STREET
Non-compliance with rental registration requirements.
Section 9-43

2025-0508 SRP SUB LLC 945 SW 51 AVENUE
Non-compliance with rental registration requirements.
Section 9-43

NEW CASES – CCO MIKOLAJCZAK

2025-0077 AGARD DORVIL, H/E ET AL 7680 NW 29 STREET
Unmaintained building exterior – discolored roof.
Section 40.355 (C)(3)

2024-3280 SAMHARA ESTRADA 2171 N ROCK ISLAND ROAD
Unmaintained building exterior – discolored roof.
Section 40.355 (C)(3)

2025-0253 DAVID L JACOBS 2524 NW 79 AVENUE
Unmaintained building exterior – discolored roof.
Section 40.355 (C)(3)

2025-0254 DAVID L JACOBS 2524 NW 79 AVENUE
Unmaintained walkway.
Section 40.355 (C)(14)

PENALTY CASES – CCO BELBACK

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

2024-3439 LINX INVESTMENTS LLC 830 SW 50 AVENUE
Landscape maintenance – unmaintained swale.
Section 35-0.3 **CONTINUED FROM 2/25/25**

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

2024-3403 J&D GOLF PROPERTIES 3011 N ROCK ISLAND ROAD
Unmaintained driveway approach.
Section 35-0.2

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 or 3/25 + AF Unmaintained fence.
Section 40.702

PENALTY CASES – CCO HARRIS (Continued)

2024-3161 APPLEGREEN CONDOMINIUM APARTMENTS 3 613 S STATE ROAD 7
~~2/21 or 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

PENALTY CASES – CODE COMPLIANCE OFFICER MIKOLAJCZAK

2024-3427 JEAN-LOUIS ROMANE 2500 NW 80 AVENUE
Exterior maintenance of building – discolored roof.
Section 40.355 (C)(3)

2024-3428 JEAN-LOUIS ROMANE 2500 NW 80 AVENUE
Landscape maintenance – sod bare areas throughout lawn.
Section 40.704 (E)(1)(e)

2024-3429 JEAN-LOUIS ROMANE 2500 NW 80 AVENUE
Exterior maintenance of building – damaged screen door.
Section 40.355 (C)

PENALTY CASES – CODE COMPLIANCE OFFICER VALBRUN

2024-3498 ADRIANO RODRIGUEZ 5709 SETON DRIVE
Prohibited residence.
Section 40.351