

SPECIAL MAGISTRATE HEARING
THURSDAY, AUGUST 21, 2025
FIRE INSPECTIONS/BUILDING/CODE COMPLIANCE CASES
SM: HARRY HIPLER

CASE # CEO/INSP.	RESPONDENT AND PROPERTY ADDRESS	FOLIO #	VIOLATION	COMMENT	DISPOSITION
FD25-0029 STEVE FERNANDEZ	HARVEST INTERNATIONAL INVESTMENTS LLC 9651 WESTVIEW DR	4841-0912-0030	Admin Cost:	LIEN ADMIN COST \$250.00 + \$100.00 CONTINUANCE 9/25/25	
BCV23-0153 VLADIMIR MELO	HUGGINS, AYSIA HUTTON, KYLE R 4160 NW 100 AVE	4841-1608-0420	FLORIDA BUILDING CODE MC 5-0 FBC AND BCV 105.1 AND 110.3	LIEN CONT TO 2/26/26	
BCV24-0232 VLADIMIR MELO	GRUZMARK, MITCHELL & SANDRA 8499 NW 14 CT	4841-2702-3880	FLORIDA BUILDING CODE MC 5-0 FBC AND BCV 105.1 AND 110.3	LIEN CONT TO 11/20/25	
BCV24-0253 VLADIMIR MELO	NORTH BROWARD HOSPITAL DISTRICT 9600 W SAMPLE RD 505	4841-2104-0260	FLORIDA BUILDING CODE MC 5-0 FBC AND BCV 105.1 AND 110.3	FINAL ORDER	
BCV24-0323 VLADIMIR MELO	TMT PROPERTIES INC 7522 WILES RD 201B	4841-1405-0140	FLORIDA BUILDING CODE MC 5-0 FBC AND BCV 105.1 AND 110.3	FINAL ORDER	

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BCV24-0406 ALEXANDER HERNANDEZ, CHIEF BUILDING OFFICIAL	BARRINGTON CLUB ACQUISITION LT 10500 10798 W SAMPLE RD	4841-2001-0010	BUILDING SAFETY INSPECTION PROGRAM REPAIRS MC 5-4(D)(7)	LIEN - CONT TO SM 12/11/2025
			BUILDING SAFETY INSPECTION PROGRAM REPAIRS MC 5-4(D)(7)	
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			BUILDING SAFETY INSPECTION PROGRAM REPAIRS MC 5-4(D)(7) BUILDING SAFETY INSPECTION PROGRAM REPAIRS MC 5-4(D)(7) BUILDING SAFETY INSPECTION PROGRAM REPAIRS MC 5-4(D)(7)		
BCV25-0052	PORTOFINO CONDO ASSN INC 11301 11461 LAKEVIEW DR	4841-2902-9961	BUILDING SAFETY INSPECTION PROGRAM REPAIRS MC 5-4(D)(7) BUILDING SAFETY INSPECTION PROGRAM REPAIRS MC 5-4(D)(7) BUILDING SAFETY INSPECTION PROGRAM REPAIRS MC 5-4(D)(7) BUILDING SAFETY INSPECTION PROGRAM REPAIRS MC 5-4(D)(7) BUILDING SAFETY INSPECTION PROGRAM REPAIRS MC 5-4(D)(7) BUILDING SAFETY INSPECTION PROGRAM REPAIRS MC 5-4(D)(7)	LIEN - CONT TO 09/25/25	
ALEXANDER HERNANDEZ, CHIEF BUILDING OFFICIAL					

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			BUILDING SAFETY INSPECTION PROGRAM REPAIRS MC 5-4(D)(7)		
			BUILDING SAFETY INSPECTION PROGRAM REPAIRS MC 5-4(D)(7)		
CC24-1681 LUIS CUELLAR	DODMD HOLDINGS LLC 9601 W SAMPLE RD	4841-1604-0260	PARKING LOT MAINTENANCE LDC 250814 BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e)	FINAL ORDER	
CC24-3326 NATALIE STEWART	ST CHARLES,KEBSON & TRICIA 5329 NW 107 AVE	4841-0802-0190	BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e)	FINAL ORDER	
CC24-3388 NATALIE STEWART	MEZA,JONATHAN ROCA,MICHAEL A 11020 NW 38 ST	4841-1704-2050	BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e)	FINAL ORDER	
CC24-4374 LUIS CUELLAR	MAMANE,DAMIAN & GRETA SPRINGER 9620 NW 39 CT	4841-1600-0017	BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e)	RESCIND FINAL ORDER	

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CC24-5054 NATALIE STEWART	MIHALYI,ALVARO TURNER,TESSA 3795 NW 113 AVE	4841-1704-1920	BUILDING PERMIT MC 5-0.5 (a) and (b)	CONTINUANCE TO 11/6/25	
CC24-5069 ARMANI MARAJ	BLANKENSHIP,GABRIELLE RAE 11000 NW 23 CT	4841-2001-4850	FENCE HEDGES LDC 250128 (14) BUILDING PERMIT MC 5-0.5 (a) and (b)	LIEN/ ADMIN CONTINUANCE TO 12/11/25 SM HEARING	
CC25-0453 MARK GAROFALO	ALVA INVESTMENT CORP 2000 UNIVERSITY DR	4841-2803-6093	LANDSCAPE GRASS AREAS LDC 250834_ (19) LANDSCAPE REQUIRED MULCH LDC 250834 (8) LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835	FINAL ORDER	

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CC25-1173 LUIS CUELLAR	REEVES,KIERRA H/E WARD,PATRECIA 8205 NW 36 ST	4841-1502-0470	TREE PERMIT REQUIRED LDC Chapter 2 212 (b)	LIEN EXTENSION TO 8/18/25	
CC25-1411 TANESHA COX	MCCARTY,DONALD D & MICHELLE 5762 NW 50 DR	4841-1207-0160	BUILDING PERMIT MC 5-0.5 (a) and (b)	FINAL ORDER	
CC25-1493 NATALIE STEWART	BERMAN,PAUL L & BLANCA 4917 NW 108 TER	4841-0802-4120	ROOF DISCOLORED MC 8-20.2 (b) AND 8-19 (J)	CONTINUANCE TO 10/23/25	
CC25-1570 LUIS CUELLAR	ANAYA'S PROPERTIES COMPANY 3690 RIVERSIDE DR	4841-1401-5480	BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e)	FINAL ORDER	
CC25-1701 VINCENT STECKLER	FOREST HILLS PARK ESTATES CONDOMINIUM ASSOCIATION, INC. 8101 8109 NW 27 ST	4841-22AG- MULT	LANDSCAPE GRASS AREAS LDC 250834_ (19)	FINAL ORDER	

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CC25-1778 LUIS CUELLAR	BACH,HUNG DAO,KHUYEN 5672 NW 89 AVE	4841-1004-0110	ROOF DISCOLORED MC 8-20.2 (b) AND 8-19 (J) BUILDING EXTERIOR STORAGE MC 8-20.2 (d)	FINAL ORDER	
CC25-1790 VINCENT STECKLER	CORAL SPRINGS REALTY INVESTORSLLC % NATIONAL TAX SEARCH LLC 2561 UNIVERSITY DR	4841-2102-1870	PARKING LOT MAINTENANCE LDC 250814	FINAL ORDER	
CC25-1861 MARK GAROFALO	LEWIS,JAEMAIR 10755 NW 18 CT	4841-2902-4760	LANDSCAPE REQUIRED MULCH LDC 250834 (8) TRASH RECEPTACLE MAINTENANCE MC 8-2 BUILDING EXTERIOR STORAGE MC 8-20.2 (d)	FINAL ORDER	
CC25-1866 GEOFFREY OLDEHOFF	SOUTH FLORIDA COMMERCIAL PROPERTIES OF GEORGIA LLC 2251 UNIVERSITY DR	4841-2206-0011	CONDITIONAL USES B-2 LDC 250568 CONDITIONAL USES B-2 LDC 250568	FINAL ORDER	

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			PROHIBITED SIGNS LDC 1814		
CC25-1873 VINCENT STECKLER	GARRETT,BILLY B & MARY F 8877 NW 3 CT	4841-3402-4270	EXPIRED PERMIT	FINAL ORDER	
CC25-1963 BRIAN MOBERG	ATRIUM SQUARE LLC 3372 3734 CORAL SPRINGS DR	4841-1711-0060	BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e) LANDSCAPE REQUIRED MULCH LDC 250834 (8) LANDSCAPE MAINTENANCE DEAD TREE LDC 250835 B (9) THRU (16) TRASH RECEPTACLE MAINTENANCE MC 8-2	FINAL ORDER	
CC25-2058 VINCENT STECKLER	LOUIS,BETINA LOUIS,WILHELM 8671 NW 27 ST	4841-2206-0950	BUILDING PERMIT MC 5-0.5 (a) and (b)	FINAL ORDER	

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CC25-2232 ARMANI MARAJ	O CONNOR,KENNETH 12352 NW 26 ST	4841-1910-0600	TRASH RECEPTACLE MAINTENANCE MC 8-2	FINAL ORDER	
			BUILDING PERMIT MC 5-0.5 (a) and (b)		
CC25-2247 TANESHA COX	GILLMAN,DANIELLE & JONATHAN 5633 NW 61 AVE	4841-1203-5390	TREE PERMIT REQUIRED LDC Chapter 2 212 (b)	CONTINUANCE TO 10/23/25	
			STREET TREE REQUIREMENT LDC250833 (7)(G)		
CC25-2299 MARK GAROFALO	VALLEJO,STEFANIE M H/E CASTRO,JONATHAN 11554 NW 4 MNR	4841-3204-0600	TREE PERMIT REQUIRED LDC Chapter 2 212 (b)	FINAL ORDER/ ADMIN CONTINUANCE 60 DAYS	
			ACCESSORY STRUCTURE HEDGE LDC 250129 (4) (a)		
CC25-2379 GEOFFREY OLDEHOFF	POOL 3 INDUSTRIAL FL LLC %EQT EXETER 5 RADNOR CORP CENTER 4020 NW 126 AVE 110	4841-1813-0110	LOCAL BUSINESS TAX RECEIPT LDC 1001	FINAL ORDER	

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CC25-2381 VINCENT STECKLER	SAUREL,FEDWECK 9095 NW 24 CT	4841-2206-0300	BUILDING PERMIT MC 5-0.5 (a) and (b)	FINAL ORDER/ ADMIN CONTINUANCE 90 DAYS	
CC25-2445 VINCENT STECKLER	ROLLINS,KEVIN H/E BLOOMFIELD- ROLLINS,MICHELLE 8464 NW 2 ST	4841-3402-2350	LANDSCAPE GRASS AREAS LDC 250834_ (19) LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835	FINAL ORDER/ ADMIN CONTINUANCE 60 DAYS	
CC25-2669 BRIAN MOBERG	DUCTANT,JULIA 11550 11556 NW 36 ST	4841-1706-1170	PARKING ON GRASS MC 18-4 (c) PARK OR STORAGE COMMERCIAL OR RECREATIONAL VEHICLE MC 18-5 (C)	FINAL ORDER	
CC25-2675 BRIAN MOBERG	GOLDEN NEST PROPERTIES LLC 11581 11585 NW 36 ST	4841-1706-1070	LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835 TRASH RECEPTACLE MAINTENANCE MC 8-2	FINAL ORDER	

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CC25-2712 TANESHA COX	SURTILIDER LLC 4324 NW 76 AVE	4841-1404-2520	BUILDING PERMIT MC 5-0.5 (a) and (b)	CONTINUANCE TO 10/23/25	
CC25-2716 BRIAN MOBERG	ANTHONY & SANDRA NATTOO LIV TRNATTOO,ANTHONY & SANDRA TRSTE 3541 3547 NW 114 TER	4841-1706-1450	STORM SHUTTER TIME PERIOD MC 7-202 (3)	FINAL ORDER STORM SHUTTER RECURRING 24- 2428 AND 23- 1361	
CC25-2719 BRIAN MOBERG	SMITH,DWIGHT W 3520 3526 NW 114 TER	4841-1706-1410	PARKING LOT MAINTENANCE LDC 250814	FINAL ORDER	
CC25-2774 ARMANI MARAJ	O CONNOR,KENNETH 12352 NW 26 ST	4841-1910-0600	TRASH AND LITTER MC 8-20 (a)	FINAL ORDER	
CC25-2779 BRIAN MOBERG	NGUYEN,NINA 3501 3507 NW 114 LN	4841-1706-1400	PARK OR STORAGE COMMERCIAL OR RECREATIONAL VEHICLE MC 18-5 (C)	FINAL ORDER	

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CC25-2782 BRIAN MOBERG	PRAKASH,JOSE & JANCY JOHN JOSE& JANCY PRAKASH REV TR	4841-1706-1350	TRASH HOURS MC 8-6	FINAL ORDER	
	3615 3621 NW 114 LN		ROOF DISCOLORED MC 8-20.2 (b) AND 8-19 (J)		
			LANDSCAPE GRASS AREAS LDC 250834_ (19)		
CC25-2824 BRIAN MOBERG	NPM REAL OPERATING INC 3530 3534 NW 114 LN	4841-1706-1260	LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835	FINAL ORDER	
CC25-2938 VINCENT STECKLER	CASTILLO,LAZARO 2631 NW 84 AVE	4841-2205-1490	PARK OR STORAGE COMMERCIAL OR RECREATIONAL VEHICLE MC 18-5 (C)	FINAL ORDER	
			BUILDING PERMIT MC 5-0.5 (a) and (b)		
CC25-2943 NATALIE STEWART	10610 INVESTMENT LLC 10610 WILES RD	4841-1707-0040	PROHIBITED SIGNS LDC 1814	FINAL ORDER	
			LANDSCAPE MAINTENANCE DEAD TREE LDC 250835 B (9) THRU (16)		

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CC25-2945 TANESHA COX	CHAND & PAYAL FAM TR MEHTA,CHANDRAKANT TRSTEE ETAL 8414 8416 NW 35 ST	4841-1502-1210	MINIMUM LANDSCAPE REQUIREMENTS LDC 250833	CONTINUANCE TO 9/25/25	
CC25-2947 TANESHA COX	SOODEEN,JOEL SOODEEN,LYSTRA LUMSDEN 8398 8400 NW 35 ST	4841-1502-1250	BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e)	CONTINUANCE TO 10-23-25	
CC25-2949 TANESHA COX	FARCIEN,JOHNNI CHARLES,LINDA 8406 8408 NW 35 ST	4841-1502-1230	LOCAL AGENT SIGN MC 8-20.3	CONTINUANCE TO 9-11-25	
CC25-2951 NATALIE STEWART	MACOMBER,DONALD K H/E REILLY,MARY FRANCES 3804 NW 84 AVE	4841-1505-0170	LANDLORD REGISTRATION LDC 215 A 3	FINAL ORDER	
CC25-3027 TANESHA COX	LAUTARO RE INVESTMENT CORP 5720 WILES RD	4841-1301-2633	LANDSCAPE REQUIRED MULCH LDC 250834 (8) BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e)	FINAL ORDER.	

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			PARKING LOT MAINTENANCE LDC 250814		
			LANDSCAPE GRASS AREAS LDC 250834_ (19)		
CC25-3042 TANESHA COX	ZSG FLORIDA 6 LLC 7731 7733 NW 42 PL	4841-1401-0830	LANDSCAPE MAINTENANCE DEAD TREE LDC 250835 B (9) THRU (16)	FINAL ORDER	
CC25-3095 TANESHA COX	SYMPHONY BUILDERS RENTALS LLC 8703 W SAMPLE RD 206	4841-1503-0410	MINIMUM HOUSING LDC 1109(H) SUPPLIED FACILTITY AND EQUIPMENT	FINAL ORDER	
CC25-3103 TANESHA COX	LEPORTE,CHRISTOPHER S 3835 NW 106 DR	4841-1703-0730	LANDSCAPE GRASS AREAS LDC 250834_ (19)	FINAL ORDER	
CC25-3213 ARMANI MARAJ	LGG REAL ESTATE LLC 10530 10540 NW 29 CT	4841-20HK- MULT	PARK OR STORAGE COMMERCIAL OR RECREATIONAL VEHICLE MC 18-5 (C)	FINAL ORDER, RECCURRING VIOLATION FROM CC24- 4947	

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CC25-3325 NATALIE STEWART	BRADLEY, VALERIE 3931 NW 108 DR	4841-1704-0230	OVERGROWN LAWN MC 8-20 (B)	CTC 8-26-25 9-11-25	
CC25-3435 NATALIE STEWART	POOL 3 INDUSTRIAL FL LLC %EQT EXETER 5 RADNOR CORP CENTER 4050 NW 126 AVE	4841-1813-0080	GARBAGE SERVICE COMMERCIAL MC 8-3 (b) TRASH AND LITTER MC 8-20 (a)	NO CTC 8/26/25 9/11/25	
BCV21-0040 CATHY MURPHY	PULIDO, MONICA SAVAGE 1603 NW 81 AVE	4841-2702-5860	FLORIDA BUILDING CODE MC 5-0 FBC AND BCV 105.1 AND 110.3	REDUCTION	
CV25-0112 ANTHONY FLORES	GLENN RUSHAN PALCIDE		MISDEMEANORS SECTION 11-33	PD CIVIL CITATION - \$250.00 + ADMIN COSTS - \$100.00	
CV25-0113 ANTHONY FLORES	KEVIN A. BROWN		MISDEMEANORS SECTION 11-33	PD CIVIL CITATION - \$250.00 + ADMIN COST - \$100.00	

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CV25-0115 ANTHONY FLORES	SOPHIA N. FERNANDEZ		MISDEMEANORS SECTION 11-33	PD CIVIL CITATION - \$250.00 + ADMIN COST- \$100.00	
BCV22-0242 VLADIMIR MELO	JGAS INVESTMENT LLC 10261 NW 7 ST	4841-3311-0110	FLORIDA BUILDING CODE MC 5-0 FBC AND BCV 105.1 AND 110.3	LIEN	
BCV24-0112 VLADIMIR MELO	12321 NW 35 LLC 12321 NW 35 ST	4841-18AB-0010	FLORIDA BUILDING CODE MC 5-0 FBC AND BCV 105.1 AND 110.3	LIEN	
CC24-4951 TANESHA COX	ZALDUMBIDE,MARICEL 6263 NW 42 CT	4841-1302-0570	BUILDING PERMIT MC 5-0.5 (a) and (b)	LIEN	
CC24-5013 TANESHA COX	LALL-HARRY,RAJINDRA & OMAUTIE 4015 NW 76 AVE	4841-1404-0510	BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e)	LIEN	

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CC24-5158 GEOFFREY OLDEHOFF	NEVES HOLDINGS LLC 3900 NW 126 AVE	4841-18BJ-0010	LOCAL BUSINESS TAX RECEIPT LDC 1001	LIEN	
CC25-0847 GEOFFREY OLDEHOFF	5815 DIXIE PLAZA INC 7881 W SAMPLE RD	4841-1403-0130	LOCAL BUSINESS TAX RECEIPT LDC 1001	LIEN	
CC25-0860 GEOFFREY OLDEHOFF	ARC FLORIDA INVESTMENTS LLC 7831 7865 W SAMPLE RD	4841-1403-0150	LOCAL BUSINESS TAX RECEIPT LDC 1001	LIEN	
CC25-1112 VINCENT STECKLER	PROGRESS RESIDENTIAL BORROWER 1 LLC 8609 NW 21 CT	4841-2712-0070	BUILDING PERMIT MC 5-0.5 (a) and (b)	LIEN	
CC25-1384 GEOFFREY OLDEHOFF	ROYAL EAGLE FEE OWNER LLC %WASHINGTON PRIME GROUP 9100 9176 WILES RD	4841-1513-0020	LOCAL BUSINESS TAX RECEIPT LDC 1001	LIEN	

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CC25-2094 BRIAN MOBERG	MPH 38 VILLAS LLC 8702 NW 38 DR	4841-1503-0630	TRASH HOURS MC 8-6	LIEN	
CC24-5521 ARMANI MARAJ	TOUSSAINT,ROBIN KERVIN 11176 W SAMPLE RD	4841-20HE-0040	Admin Cost:	LIEN - ADMIN COST \$327.96 + \$100.00	
CC25-0509 NATALIE STEWART	CHEN,DAVID 11064 NW 34 CT	4841-1712-0470	Admin Cost:	LIEN ADMIN COST \$150.00 + \$100.00	
CC25-0791 BRIAN MOBERG	JACKSON,BANCROFT H/E JACKSON,THYRA & WEIR,MONICA 3941 NW 110 AVE	4841-1704-1090	Admin Cost:	LIEN-ADMIN COST \$327.96 + \$100.00	
CC25-1419 MARK GAROFALO	ZATKOWSKY,BRIAN J & DONNA M 493 NW 107 TER	4841-3201-1710	Admin Cost:	LIEN ADMIN COST \$327.96 + \$100.00	

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CC25-2378 ARMANI MARAJ	CORTES III, HECTOR H/E CORTES, CARMEN 2593 NW 119 TER	4841-1903-2210	Admin Cost:	LIEN-ADMIN COST \$150.00+ \$100.00	
CC25-2336 VINCENT STECKLER	MAVERICK REALTY TRUST LLC CORTWAY APTS & SACHA GROUP LLC 2633 UNIVERSITY DR	4841-2102-1810	BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e)	Continuance Agreed Consent Agenda for: 8/21/25 Future Hearing Date: 11/20/25	
			TRASH AND LITTER MC 8-20 (a)		
			LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835		
			LANDSCAPE MAINTENANCE DEAD TREE LDC 250835 B (9) THRU (16)		
			SIGN MAINTENANCE LDC 1803 (6)		
			PARKING LOT MAINTENANCE LDC 250814		
			PERIMETER HEDGE LDC 250833 (10) and (11)		

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FENCE HEDGES LDC 250128 (14)

CC25-2829 BRIAN MOBERG	PAUL,RITA 3580 3586 NW 116 TER	4841-1706-1110	PARKING LOT MAINTENANCE LDC 250814	Consent Agenda for: 08/21/25 Future Hearing Date: 10/23/25	
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