

SPECIAL MAGISTRATE HEARING
THURSDAY, SEPTEMBER 11, 2025
FIRE INSPECTIONS/BUILDING/CODE COMPLIANCE CASES
SM: VALERIE VICENTE

CASE # CEO/INSP.	RESPONDENT AND PROPERTY ADDRESS	FOLIO #	VIOLATION	COMMENT	DISPOSITION
BCV23-0059 VLADIMIR MELO	GARBACZ,ADRIAN MICHAEL % ANDREW GARBACZ 10877 NW 6 ST	4841-3201-2240	FLORIDA BUILDING CODE MC 5-0 FBC AND BCV 105.1 AND 110.3	LIEN CONT 180 DAYS TO 3/12/26	
BCV24-0023 VLADIMIR MELO	SHARABY,AVRAHAM TZABARI,MORDECHAY 10402 NW 39 PL	4841-1609-1450	FLORIDA BUILDING CODE MC 5-0 FBC AND BCV 105.1 AND 110.3	LIEN CONT 90 DAYS TO 12/11/25	
BCV24-0053 VLADIMIR MELO	BOULDER MANAGEMENT INC 1515 UNIVERSITY DR 114B	4841-2801-1620	FLORIDA BUILDING CODE MC 5-0 FBC AND BCV 105.1 AND 110.3	LIEN CONT 60 DAYS TO 11/20/25	
BCV24-0222 VLADIMIR MELO	BOULDER MANAGEMENT INC 1515 UNIVERSITY DR	4841-2801-1620	FLORIDA BUILDING CODE MC 5-0 FBC AND BCV 105.1 AND 110.3	FINAL ORDER	
BCV24-0259 MICHAEL EGEZEINO, CHIEF	GOLDSMITH,MICHELLE & JEFFREY 9780 NW 1 PL	4841-3302-2110	FLORIDA BUILDING CODE MC 5-0 FBC AND BCV 105.1 AND 110.3	FINAL ORDER	

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ELECTRICAL INSPECTOR					
BCV24-0260	SHALOM,AVIELLA & ALBERT	4841-1509-0053	FLORIDA BUILDING CODE MC 5-0 FBC AND BCV 105.1 AND 110.3	FINAL ORDER	
MICHAEL EGEZEINO, CHIEF ELECTRICAL INSPECTOR	8912 NW 40 ST				
BCV24-0291	ROLEK,MAREK	4841-22BK-0180	FLORIDA BUILDING CODE MC 5-0 FBC AND BCV 105.1 AND 110.3	FINAL ORDER	
VLADIMIR MELO	8911 NW 28 DR E				
BCV24-0355	SUMMONS,GARY SUMMONS,SAFANI	4841-2902-8430	FLORIDA BUILDING CODE MC 5-0 FBC AND BCV 105.1 AND 110.3	FINAL ORDER	
VLADIMIR MELO	824 NW 110 LN				
BCV24-0385	RIDGE GROVE GARDENS CONDOMINIUM ASSOCIATION, INC.	4841-20GK-MULT	BUILDING SAFETY INSPECTION PROGRAM REPAIRS MC 5-4(D)(7)	LIEN - EXTEND COMPLIANCE DATE TO 08/18/25	
ALEXANDER HERNANDEZ,	3001 3043 CORAL RIDGE DR		BUILDING SAFETY INSPECTION PROGRAM REPAIRS MC 5-4(D)(7)		

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CHIEF BUILDING OFFICIAL			BUILDING SAFETY INSPECTION PROGRAM REPAIRS MC 5-4(D)(7)		
BCV25-0079	PUBLIC STORAGE INC DEPT-PT-FL-25431 12123 W SAMPLE RD	4841-1801-0060	FLORIDA BUILDING CODE MC 5-0 FBC AND BCV 105.1 AND 110.3	FINAL ORDER	
MICHAEL EGEZEINO, CHIEF ELECTRICAL INSPECTOR					
BCV25-0140	FOREST HILLS PARK ESTATES CONDOMINIUM ASSOCIATION, INC. 8101 8109 NW 27 ST	4841-22AG- MULT	BUILDING SAFETY INSPECTION PROGRAM REPAIRS MC 5-4(D)(7) BLDG 1 BUILDING SAFETY INSPECTION PROGRAM REPAIRS MC 5-4(D)(7) BLDG 2 BUILDING SAFETY INSPECTION PROGRAM REPAIRS MC 5-4(D)(7) BLDG 3 BUILDING SAFETY INSPECTION PROGRAM REPAIRS MC 5-4(D)(7) BLDG 4	LIEN - CONT TO 12/11/2025	
ALEXANDER HERNANDEZ, CHIEF BUILDING OFFICIAL					
CC24-1771	LEBRUN,PIERRE N & JOHANNE	4841-1704-0680	LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835	FINAL ORDER	

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NATALIE STEWART	3840 NW 108 DR		FENCE HEDGES LDC 250128 (14)		
CC24-3738 TANESHA COX	OMONIA DLT LLC 7400 WILES RD	4841-1405-0260	PARKING LOT MAINTENANCE LDC 250814	CONTINUANCE TO 12-11-25	
CC24-4187 ARMANI MARAJ	HAWENY,JANE F 2700 NW 107 AVE	4841-2001-1530	BUILDING PERMIT MC 5-0.5 (a) and (b)	FINAL ORDER	
CC24-4913 BRIAN MOBERG	RAMBLEWOOD EAST CONDO ASSN INC 4139 NW 88 AVE	4841-1501-0051	LANDSCAPE REQUIRED MULCH LDC 250834 (8)	REHEARING	
			LANDSCAPE GRASS AREAS LDC 250834_ (19)		
			LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835		
			LANDSCAPE MAINTENANCE DEAD TREE LDC 250835 B (9) THRU (16)		
			PERIMETER HEDGE LDC 250833 (10) and (11)		

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			PARKING LOT MAINTENANCE LDC 250814		
			TRASH AND LITTER MC 8-20 (a)		
			PARK OR STORAGE COMMERCIAL OR RECREATIONAL VEHICLE MC 18-5 (C)		
CC24-3439 TANESHA COX	SERVIUS,MAXIME 3810 NW 78 TER	4841-1401-3810	BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e)	EXTENSION TO 8-14-25	
CC24-5041 TANESHA COX	LEHMAN,CHERYL H/E PATROCINIO,JOSE ARIMATEIA 7808 NW 40 CT	4841-1401-2530	BUILDING PERMIT MC 5-0.5 (a) and (b)	CONTINUANCE TO 10/23/25	
CC24-5505 MARK GAROFALO	CORTES,VICKY ELISA 10412 NW 6 CT	4841-3305-0420	LANDLORD REGISTRATION LDC 215 A 3	ADMIN CITATION 00443 \$250 + \$100 ADMIN FEE	
CC25-0142	TSC RAMBLEWOOD LTD % SLK REALTY	4841-2703-6220	LOCAL BUSINESS TAX RECEIPT LDC 1001	FINAL ORDER	

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GEOFFREY OLDEHOFF	8203 8357 W ATLANTIC BLVD		LOCAL BUSINESS TAX RECEIPT LDC 1001		
			LOCAL BUSINESS TAX RECEIPT LDC 1001		
			LOCAL BUSINESS TAX RECEIPT LDC 1001		
			LOCAL BUSINESS TAX RECEIPT LDC 1001		
			LOCAL BUSINESS TAX RECEIPT LDC 1001		
CC25-0846 ARMANI MARAJ	BFO 10299 ROYAL PALM BLVD LLC 10299 ROYAL PALM BLVD	4841-2128-0020	BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e)	FINAL ORDER	
			LANDSCAPE REQUIRED MULCH LDC 250834 (8)		
			PARKING LOT MAINTENANCE LDC 250814		
			BUILDING PERMIT MC 5-0.5 (a) and (b)		

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CC25-1275 MARK GAROFALO	LEWIS,JAEMAIR 10755 NW 18 CT	4841-2902-4760	LANDLORD REGISTRATION LDC 215 A 3	FINAL ORDER	
CC25-1315 AARON NEWMAN	PINE CREST HOMEOWNERS ASSN INC%TMG MANAGEMENT NW 46 DR	4841-1016-1180	LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835 BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e)	FINAL ORDER	
CC25-2134 TANESHA COX	EXPRESS INDEPENDENT SERVICES LLC 137 SW 100 TER	4841-3302-2490	MINIMUM LANDSCAPE REQUIREMENTS LDC 250833 BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e) LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835	FINAL ORDER	
CC25-2171 MARK GAROFALO	PERRY,CLIFFORD FLORES,CARIN VANESSA 11176 NW 1 PL	4841-3201-5570	EXPIRED PERMIT	FINAL ORDER	

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CC25-2243 AARON NEWMAN	VINCENT,JUNIOR H/E VINCENT,WENDLEY 3815 NW 84 AVE	4841-1507-0260	ROOF DISCOLORED MC 8-20.2 (b) AND 8-19 (J)	FINAL ORDER	
CC25-2286 MARK GAROFALO	JENNINGS,CURTIS LEON H/E GARCIA,NATALIA 11171 NW 7 ST	4841-3201-7180	LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835 FENCE HEDGES LDC 250128 (14)	FINAL ORDER	
CC25-2288 NATALIE STEWART	TORRES,GIOVANNI MICHAEL 11242 NW 44 ST	4841-1710-0910	MINIMUM LANDSCAPE REQUIREMENTS LDC 250833 FENCE HEDGES LDC 250128 (14) LANDSCAPE GRASS AREAS LDC 250834_ (19)	CONTINUANCE TO 10/23/25	
CC25-2391 NATALIE STEWART	LOFTUS,MICHAEL & KIM 5288 NW 112 TER	4841-0814-0270	BUILDING PERMIT MC 5-0.5 (a) and (b) MINIMUM LANDSCAPE REQUIREMENTS LDC 250833	FINAL ORDER	

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CC25-2411 MARK GAROFALO	SRP SUB LLC 11033 NW 2 ST	4841-3201-2970	LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835	FINAL ORDER	
CC25-2412 MARK GAROFALO	ALMEIDA,WAGNER & ALMEIDA,HELOISA 142 NW 110 WAY	4841-3201-2890	LANDSCAPE GRASS AREAS LDC 250834_ (19)	FINAL ORDER	
CC25-2438 MARK GAROFALO	10340 J&D LLC 10340 ROYAL PALM BLVD	4841-2136-0016	PARKING LOT MAINTENANCE LDC 250814 BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e)	FINAL ORDER	
CC25-2452 AARON NEWMAN	JACKSON,MARJORIE E H/E CARTER,MARTIN 9115 NW 51 PL	4841-1001-4620	LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835	CONTINUANCE TO 11-6-25	
CC25-2454 MARK GAROFALO	BARBA,MATTHEW V H/E BARBA,VINCENT & BARBA,EDITA 383 NW 112 AVE	4841-3201-5830	BUILDING PERMIT MC 5-0.5 (a) and (b)	FINAL ORDER	

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CC25-2479 MARK GAROFALO	CURCI,CYNTHIA 564 NW 113 TER	4841-3201-7010	TRASH HOURS MC 8-6	FINAL ORDER	
			ROOF DISCOLORED MC 8-20.2 (b) AND 8-19 (J)		
			LANDSCAPE GRASS AREAS LDC 250834_ (19)		
			LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835		
CC25-2481 AARON NEWMAN	TYSON,JONATHAN L 9981 NW 45 ST	4841-1611-0060	LANDSCAPE REQUIRED MULCH LDC 250834 (8)	FINAL ORDER	
			BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e)		
			TRASH RECEPTACLE MAINTENANCE MC 8-2		
CC25-2484 TANESHA COX	2018-2 IH BORROWER LP %INVITATION HOMES - TAX DEPT 5033 NW 59 WAY	4841-1203-1960	MINIMUM LANDSCAPE REQUIREMENTS LDC 250833	FINAL ORDER	

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CC25-2508 GEOFFREY OLDEHOFF	SBH HOLDINGS LLC 10100 W SAMPLE RD	4841-2105-0540	LOCAL BUSINESS TAX RECEIPT LDC 1001	FINAL ORDER	
			LOCAL BUSINESS TAX RECEIPT LDC 1001		
			LOCAL BUSINESS TAX RECEIPT LDC 1001		
			LOCAL BUSINESS TAX RECEIPT LDC 1001		
			LOCAL BUSINESS TAX RECEIPT LDC 1001		
			LOCAL BUSINESS TAX RECEIPT LDC 1001		
CC25-2511 GEOFFREY OLDEHOFF	BOULDER MANAGEMENT INC 1515 UNIVERSITY DR	4841-2801-1620	LOCAL BUSINESS TAX RECEIPT LDC 1001	FINAL ORDER	
			LOCAL BUSINESS TAX RECEIPT LDC 1001		
			LOCAL BUSINESS TAX RECEIPT LDC 1001		

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			LOCAL BUSINESS TAX RECEIPT LDC 1001		
CC25-2521 TANESHA COX	LOUIS,HERCUS H/E PRESENDIEU,GENIDE 5055 NW 66 DR	4841-1202-0910	BUILDING PERMIT MC 5-0.5 (a) and (b)	FINAL ORDER	
CC25-2525 TANESHA COX	DESOUZA,VALDECIR & JOYCE 5244 NW 66 DR	4841-1202-0660	BUILDING PERMIT MC 5-0.5 (a) and (b) EXPIRED PERMIT	CONTINUANCE TO 11/20/25	
CC25-2557 GEOFFREY OLDEHOFF	STAR SALON STUDIOS LLC 9405 W ATLANTIC BLVD	4841-2703-6261	LOCAL BUSINESS TAX RECEIPT LDC 1001	MOTION FOR REHEARING	
CC25-2591 MARK GAROFALO	ENZO HOUSE LLC 1833 NW 104 AVE	4841-2803-2610	LANDSCAPE GRASS AREAS LDC 250834_ (19) LANDSCAPE REQUIRED MULCH LDC 250834 (8)	FINAL ORDER	

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CC25-2631 AARON NEWMAN	ANDRE,JORINEL GEORGES BAPTISTEANDRE,JULIETHA JEAN 5044 NW 87 TER	4841-1001-2240	OBSTACLES CONSTITUTING HAZARD MC 16-10	FINAL ORDER	
			LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835		
			STREET TREE REQUIREMENT LDC250833 (7)(G)		
CC25-2632 BRIAN MOBERG	10191 CORP 10191 W SAMPLE RD	4841-2105-0240	PARKING FACILITIES COMMERCIAL MC 18-15	FINAL ORDER	
			LOCAL BUSINESS TAX RECEIPT LDC 1001		
CC25-2642 TANESHA COX	TAVERAS,HERMINIA A 7931 NW 37 DR	4841-1401-4660	ROOF DISCOLORED MC 8-20.2 (b) AND 8-19 (J)	CONTINUANCE TO 11-6-25	
			BUILDING PERMIT MC 5-0.5 (a) and (b)		
			WINDOW AC UNITS LDC 250156 (a)		
CC25-2797	NEW LONGPOND LLC 8308 8310 NW 35 ST	4841-1502-1270	LANDSCAPE MAINTENANCE DEAD TREE LDC 250835 B (9) THRU (16)	FINAL ORDER	

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NATALIE STEWART			STREET TREE REQUIREMENT LDC250833 (7)(G)		
CC25-2803 AARON NEWMAN CASEY LEE	COTTLE,MICHAEL J & CARMEN M 10140 NW 37 ST	4841-1606-1040	MINIMUM LANDSCAPE REQUIREMENTS LDC 250833 FENCE HEDGES LDC 250128 (14)	FINAL ORDER	
CC25-2869 NATALIE STEWART	BAPTISTE,AMANDIA JEAN JOSEPH,JOHNNY & STINFIL,ALEX 4000 NW 108 DR	4841-1704-0510	MINIMUM LANDSCAPE REQUIREMENTS LDC 250833 ACCESSORY STRUCTURE HEDGE LDC 250129 (4) (a) TRASH RECEPTACLE MAINTENANCE MC 8-2 FENCE HEDGES LDC 250128 (14)	FINAL ORDER	
CC25-2933 BRIAN MOBERG	CAFPI TRUST DEVELOPMENT LLC	4841-1706-1010	LANDSCAPE MAINTENANCE DEAD TREE LDC 250835 B (9) THRU (16)	FINAL ORDER	

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	11600 11604 NW 37 ST		ROOF DISCOLORED MC 8-20.2 (b) AND 8-19 (J)		
			BUILDING EXTERIORS MC 8-20.2 (a)		
			BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e)		
			LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835		
CC25-2972 BRIAN MOBERG	AMANN BEAUTY ENTERPRISES INC 3751 NW 115 AVE	4841-1706-0740	PARKING ON GRASS MC 18-4 (c)	FINAL ORDER	
			LANDSCAPE GRASS AREAS LDC 250834_ (19)		
CC25-2997 BRIAN MOBERG	FERRARA,JENNIFER M H/E FERRARA,FREDRICK 3731 NW 115 AVE	4841-1706-0730	ROOF DISCOLORED MC 8-20.2 (b) AND 8-19 (J)	FINAL ORDER	
CC25-3008 BRIAN MOBERG	99 PROPERTIES LLC 3711 3717 NW 115 WAY	4841-1706-0540	LANDSCAPE REQUIRED MULCH LDC 250834 (8)	CONTINUANCE 90 DAYS	

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			TRASH RECEPTACLE MAINTENANCE MC 8-2		
			BUILDING PERMIT MC 5-0.5 (a) and (b)		
CC25-3051 BRIAN MOBERG	VARGHESE,ALEYAMMA P VARGHESE,VINIL & VARGHESE,VIPIN 10601 NW 45 ST	4841-1705-1120	LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835	REPEAT LMRQ CC24-0472 FINAL ORDER	
CC25-3056 NATALIE STEWART	MICHEL,LEONISE H/E FORTUNE,VESLY ELIJAH 8497 NW 23 MNR	4841-2206-1550	LANDSCAPE MAINTENANCE NUISANCE VEG LDC 250835 B. (8) LANDSCAPE GRASS AREAS LDC 250834_ (19) LANDSCAPE REQUIRED MULCH LDC 250834 (8) LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835	FINAL ORDER	
CC25-3074 TANESHA COX	ABRAMCHAEVA,SVETLANA 8803 W SAMPLE RD	4841-1503-0460	LANDSCAPE MAINTENANCE NUISANCE VEG LDC 250835 B. (8)	CONTINUANCE TO 10-9-25	

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			PARKING LOT MAINTENANCE LDC 250814		
CC25-3091	MOHAMMED,AFRAZ	4841-2206-2410	HEDGE HEIGHT LDC 250128 (1)	FINAL ORDER	
BRIAN MOBERG	2513 NW 82 TER		BUILDING PERMIT MC 5-0.5 (a) and (b)		
			ACCESSORY STRUCTURE HEDGE LDC 250129 (4) (a)		
			STREET TREE REQUIREMENT LDC250833 (7)(G)		
			PERIMETER HEDGE LDC 250833 (10) and (11)		
			LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835		
CC25-3247	SYMPHONY BUILDERS AT GLENWOOD LLC	4841-1702-0040	MINIMUM HOUSING LDC 1109(D)(1) WINDOWS, HARDWARE AND LOCKING DEVICE	FINAL ORDER	
NATALIE STEWART	11559 NW 45 ST		MINIMUM HOUSING LDC 1109(D)(2) SCREENS SHALL BE IN GOOD REPAIR		

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			MINIMUM HOUSING LDC 1109(H) SUPPLIED FACILITY AND EQUIPMENT		
CC25-3325	BRADLEY, VALERIE	4841-1704-0230	OVERGROWN LAWN MC 8-20 (B)	CONTINUANCE TO 10/9/25	
NATALIE STEWART	3931 NW 108 DR				
CC25-3337	CAPTORONE TECHNOLOGIES INC %JEAN G PARAISON	4841-2703-5951	LOCAL BUSINESS TAX RECEIPT LDC 1001	FINAL ORDER REPEAT VIOLATION	
VINCENT STECKLER	1285 NW 89 DR		VACATION RENTALS SEC. 250160 REGISTRATION		
CC25-3354	MARINERS COVE HOMEOWNERS ASSN %BROCK PROPERTY MANAGEMENT	4841-3117-1330	LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835	NO CTC 9/16/25 10/9/25	
MARK GAROFALO	NW 119 DR				
CC25-3439	THE VILLAS OF RIVERSIDE CONDOMINIUM ASSOCIATION, INC.	4841-22CC- MULT	TRASH AND LITTER MC 8-20 (a)	NO CTC 9/16/25 10/9/25	
VINCENT STECKLER	2601 RIVERSIDE DR				

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CC25-3484 BRIAN MOBERG	CROSSINGS LANDOWNERS ASSN INC NW 41 ST	4841-1400-0010	OVERGROWN LAWN MC 8-20 (B)	NO CTC 9/16/25 10/9/25	
			LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835		
CC25-3509 BRIAN MOBERG	CROSSINGS LANDOWNERS ASSN INC %TMG MANAGEMENT W SAMPLE RD	4841-1400-0060	LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835	NO CTC 9/16/25 10/9/25	
			OVERGROWN LAWN MC 8-20 (B)		
			TRASH AND LITTER MC 8-20 (a)		
CC25-3665 MARK GAROFALO MICHAEL SCHROEDER	GARBACZ,ADRIAN MICHAEL % ANDREW GARBACZ 10877 NW 6 ST	4841-3201-2240	STAGNANT SWIMMING POOL MC 8-20.1	FINAL ORDER CTC 9/16/25 10/9/25	
CC25-3672 ARMANI MARAJ	TYLER,WILLIAM EST 2702 NW 98 WAY	4841-2109-0190	OVERGROWN LAWN MC 8-20 (B)	FINAL ORDER CTC 9/16/25 10/9/25	

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CC25-3702	ARCE,ANGELA	4841-2205-1510	OVERGROWN LAWN MC 8-20 (B)	REPEAT AND EMERGENCY CTC 9/16/25 10/9/25	
VINCENT STECKLER	2660 NW 83 TER				
VR25-0005	ALOHA INVESTMENTS PROPERTIES LLC	4841-20HD- 0030	LOCAL BUSINESS TAX RECEIPT LDC 1001	REPEAT VIOLATION FINAL ORDER	
VINCENT STECKLER	11635 ROYAL PALM BLVD		VACATION RENTALS SEC. 250160 REGISTRATION		
VR25-0006	WINDROSS,NORMA LEE	4841-0707-1490	VACATION RENTALS SECTION 250160 (9)(A)8	FINAL ORDER	
AARON NEWMAN	12304 NW 48 DR				
VR25-0009	DESIR,ANTONIO	4841-1410-0531	LOCAL BUSINESS TAX RECEIPT LDC 1001	FINAL ORDER REPEAT VIOLATION	
AARON NEWMAN	3893 NW 73 TER		VACATION RENTALS SEC. 250160 REGISTRATION		
CV25-0124	FULTON PROPERTIES LLC	4841-2003-2731	TRASH AND LITTER MC 8-20 (a)	CITATION (\$250 + \$100) ADMIN COST	
ARMANI MARAJ	11650 W SAMPLE RD				

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CV25-0109 ANTHONY FLORES	MARCUS TILLIS		MISDEMEANORS SECTION 11-33	PD CIVIL CITATION \$250.00 + ADMIN COSTS- \$100.00	
CV25-0119 ANTHONY FLORES	SHAKIR A ST VIL		MISDEMEANORS SECTION 11-33	PD CIVIL CITATION - \$250.00 + ADMIN COST - \$100.00	
CV25-0120 ANTHONY FLORES	ERIC KEONI DUARTE		ANIMAL CONTROL SECTION 4-7(A) ANIMAL TAGS SECTION 4-4	PD CIVIL CITATION - \$110+ ADMIN COST \$100	
CV25-0122 ANTHONY FLORES	MATTHEW MAXWELL		FEEDING OF WILDLIFE SECTION 4-20(A)-(B)	PD CIVIL CITATION- \$55.00 + ADMIN COST-\$100.00	

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CV25-0125 ANTHONY FLORES	JAYON ANDREW BOUIE		MISDEMEANORS SECTION 11-33	PD CIVIL CITATION -\$250 + ADMIN COST -\$100.00	
CV25-0126 ANTHONY FLORES	MICHAEL C. REMY		MISDEMEANORS SECTION 11-33	PD CIVIL CITATION - \$250.00 + ADMIN COST - \$100.00	
CV25-0130 ANTHONY FLORES	ARAI BARGAZA		ANIMAL CONTROL SECTION 4-7(A)	PD CIVIL CITATION - \$420.00 + ADMIN COST- \$100.00	
			ANIMAL CONTROL SECTION 4-7(B) (C)		
			ANIMAL TAGS SECTION 4-4		
			RABIES CONTROL SECTION 4-13		
PD25-0007	IGNITE YOGA AND FITNESS / FUSION FITNESS AND YOGA	4841-0703-0020	REGISTRATION OF ALARM SYSTEM SECTION 11-1 (2) (A) (3)	FALSE ALARM - Administrative Continuance to 1/22/26	

SPECIAL MAGISTRATE HEARING
THURSDAY, SEPTEMBER 11, 2025
FIRE INSPECTIONS/BUILDING/CODE COMPLIANCE CASES
SM: VALERIE VICENTE

ANTHONY FLORES	4670 CORAL RIDGE DR		FALSE ALARM SECTION 11-1 (8)		
CC24-2415 DEYONNA MORGAN	SUBICK, RAYMAN VEVAYKANAND & B SUBICK REV TR 11281 NW 39 ST	4841-1702-2740	LANDLORD REGISTRATION LDC 215 A 3 EXPIRED PERMIT MINIMUM HOUSING LDC 1109(A)(1) ELECTRICAL INSTALLED TO AVOID SHOCK MINIMUM HOUSING LDC 1109(B)(2)(D) HOT AND COLD WATER REQUIRED MINIMUM HOUSING LDC 1109(D)(1) WINDOWS, HARDWARE AND LOCKING DEVICE MINIMUM HOUSING LDC 1109(D)(2) SCREENS SHALL BE IN GOOD REPAIR MINIMUM HOUSING LDC 1109(E)(1) EXTERIOR DOORS, HARWARE AND LOCKING DEVICE MINIMUM HOUSING LDC 1110(D)(6)(A) INTERIOR WALLS OR PARTITIONS SHALL BE MAINTAINED	REDUCTION OF FINE	

SPECIAL MAGISTRATE HEARING
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			MINIMUM HOUSING LDC 1110(D)(1) SUPPLIED CABINETS AND OR SHELVES MINIMUM HOUSING LDC 1110(D)(3)(A) PLUMBING FIXTURES SHALL BE PROPERLY CONNECTED MINIMUM HOUSING LDC 1110(D)(3)(B) PLUMBING FIXTURES SHALL BE MAINTAINED PROPERLY MINIMUM HOUSING LDC 1110(D)(4)(A) STOVE SHALL BE INSTALLED AND MAINTAINED PROPERLY MINIMUM HOUSING LDC 1110(D)(5)(B) FLOORS SHALL BE MAINTAINED IN A GOOD STATE OF REPAIR		
BCV24-0258	TRANQUILLE, DAPHNEE H/E FRANCILLON, JOHN	4841-1404-2050	FLORIDA BUILDING CODE MC 5-0 FBC AND BCV 105.1 AND 110.3	LIEN	
VLADIMIR MELO	7519 NW 42 CT				
BCV25-0095	PARKSIDE OF CORAL SPRINGS ASSOCIATION INC	4841-2126-1350	MINIMUM HOUSING LDC 1110(A)(2) FOUNDATION SHALL BE STRUCTURALLY SOUND CAPABLE OF SUPPORTING LOADS	LIEN	
VLADIMIR MELO	2626 NW 99 AVE				

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CC24-5037 NATALIE STEWART	RIOS CORTES,JAVIER IVAN 4100 NW 106 AVE	4841-1705-1610	BUILDING PERMIT MC 5-0.5 (a) and (b)	LIEN	
CC25-0857 AARON NEWMAN	HARRIS,ALSHINARD 4200 CORAL HILLS DR	4841-1608-0200	LANDSCAPE REQUIRED MULCH LDC 250834 (8)	LIEN	
			LANDSCAPE MAINTENANCE DEAD TREE LDC 250835 B (9) THRU (16)		
CC25-0862 VINCENT STECKLER	UNIVERSITY CAPITAL LLC % CVS PHARMACY INC # 5247-01 2353 UNIVERSITY DR	4841-2102-2060	TRASH AND LITTER MC 8-20 (a)	LIEN	
CC25-1336 GEOFFREY OLDEHOFF	TMT PROPERTIES INC 8040 WILES RD	4841-1406-0180	LOCAL BUSINESS TAX RECEIPT LDC 1001	LIEN	
CC25-1634 ARMANI MARAJ	SAINT HUBERT,MILHONNE	4841-1903-2730	BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e)	LIEN	

SPECIAL MAGISTRATE HEARING
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	11700 NW 26 CT		BUILDING EXTERIORS MC 8-20.2 (a)		
			LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835		
			EXPIRED PERMIT		
CC25-1667 GEOFFREY OLDEHOFF	WINDSOR SQUARE COMMONS LLC 4620 4690 CORAL RIDGE DR	4841-0703-0020	LOCAL BUSINESS TAX RECEIPT LDC 1001	LIEN	
			LOCAL BUSINESS TAX RECEIPT LDC 1001		
CC25-2201 BRIAN MOBERG	CELESTIN,LAGENA 3540 NW 110 LN	4841-1704-3040	LANDLORD REGISTRATION LDC 215 A 3	LIEN	
			LOCAL BUSINESS TAX RECEIPT LDC 1001		
			NEIGHBORHOOD PRESERVATION FEE LDC 215 (B) (4) (A)		
CC25-2300 BRIAN MOBERG	MCLEAN,JEROME O 11440 NW 39 ST	4841-1706-0040	LANDLORD REGISTRATION LDC 215 A 3	LIEN	

SPECIAL MAGISTRATE HEARING
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			LOCAL BUSINESS TAX RECEIPT LDC 1001 NEIGHBORHOOD PRESERVATION FEE LDC 215 (B) (4) (A) LOCAL AGENT SIGN MC 8-20.3 LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835		
CC25-2428 VINCENT STECKLER	UNIVERSITY CAPITAL LLC % CVS PHARMACY INC # 5247-01 2353 N UNIVERSITY DR	4841-2102-2060	PARKING FACILITIES COMMERCIAL MC 18-15	LIEN	
CC25-1868 GEOFFREY OLDEHOFF	JEFFERSON INVESTMENT II LLC 8161 WILES RD	4841-1013-0010	CONDITIONAL USES B-3 LDC 250588	LIEN	
CC24-5767 AARON NEWMAN	WESTVIEW STATION PROPERTY LLC	4841-0912-0032	ROOF DISCOLORED MC 8-20.2 (b) AND 8-19 (J)	LIEN	

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	9605 WESTVIEW DR		LANDSCAPE GRASS AREAS LDC 250834_ (19)		
			LANDSCAPE REQUIRED MULCH LDC 250834 (8)		
			TRASH AND LITTER MC 8-20 (a)		
			MINIMUM LANDSCAPE REQUIREMENTS LDC 250833		
			PARKING LOT MAINTENANCE LDC 250814		
			BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e)		
			LANDSCAPE MAINTENANCE DEAD TREE LDC 250835 B (9) THRU (16)		
CC25-0092	ENZO HOUSE LLC	4841-2803-2610	Admin Cost:		
MARK GAROFALO	1833 NW 104 AVE			LIEN-ADMIN COST (\$327.96+100)	