

SPECIAL MAGISTRATE HEARING
THURSDAY, OCTOBER 9, 2025
FIRE INSPECTIONS/BUILDING/CODE COMPLIANCE CASES
SM: VALERIE VICENTE

CASE # CEO/INSP.	RESPONDENT AND PROPERTY ADDRESS	FOLIO #	VIOLATION	COMMENT	DISPOSITION
BCV24-0422 ALEXANDER HERNANDEZ, CHIEF BUILDING OFFICIAL	MACY'S CORPORATE SERVICES, LLC 9129 W ATLANTIC BLVD	4841-2703-6252	BUILDING SAFETY INSPECTION PROGRAM REPAIRS MC 5-4(D)(7)	LIEN - CONT TO SM 12/11/25	
BCV25-0113 MICHAEL EGEZEINO, CHIEF ELECTRICAL INSPECTOR	KNICKERBOCKER PROPERTIES INC XXXVI 11101 11319 HERON BAY BLVD	4841-0506-0010	EXPIRED PERMIT VIOLATION EXISTS PER THE FOLLOWING:	FINAL ORDER	
BCV25-0189 ALEXANDER HERNANDEZ CHIEF BUILDING OFFICIAL – BSIP	LARA CORAL PILGRIM LTD 10190 10200 W SAMPLE RD	4841-2105-0640	BUILDING SAFETY INSPECTION PROGRAM REPAIRS MC 5-4(D)(7)	FINAL ORDER - CONT TO 12/11/2025	

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BCV25-0194	CORAL SPRINGS TRADE CENTER LTD% AMERA PROPERTIES INC	4841-2102-0210	BUILDING SAFETY INSPECTION PROGRAM REPAIRS MC 5-4(D)(7) BLDG 1	FINAL ORDER- CONT TO 12/11/2025	
ALEXANDER HERNANDEZ CHIEF BUILDING OFFICIAL BSIP	2800 2920 UNIVERSITY DR		BUILDING SAFETY INSPECTION PROGRAM REPAIRS MC 5-4(D)(7) BLDG 2		
			BUILDING SAFETY INSPECTION PROGRAM REPAIRS MC 5-4(D)(7) BLDG 3		
CC24-3855	WERSAVIK,AVIVIT LE DENBURG,YAAKOV	4841-32AC-1560	LANDLORD REGISTRATION LDC 215 A 3	ADMIN CITATION 00448 \$250 +\$100 ADMIN COST	
MARK GAROFALO	11233 W ATLANTIC BLVD 204				
CC24-4276	CARTER,ROBERT C	4841-3302-1790	MINIMUM LANDSCAPE REQUIREMENTS LDC 250833	ADMIN CONTINUANCE TO 1/29/2026 SM HEARING	
MARK GAROFALO	9797 NW 1 PL				
CC24-4537	DURSO,JOHN A III	4841-1902-1710	BUILDING PERMIT MC 5-0.5 (a) and (b)	FINAL ORDER	
ARMANI MARAJ	2822 NW 121 DR				

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CC24-5767 AARON NEWMAN	WESTVIEW STATION PROPERTY LLC 9605 WESTVIEW DR	4841-0912-0032	LANDSCAPE GRASS AREAS LDC 250834_ (19)	EXTENSION TO 9/2/2025 AMEND IMPOSITION OF LIEN ALL VIOLATIONS AFTER 9/2/25 DATE	
			PARKING LOT MAINTENANCE LDC 250814		
			BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e)		
			LANDSCAPE MAINTENANCE DEAD TREE LDC 250835 B (9) THRU (16)		
CC25-0989 MARK GAROFALO	MUNOZ ARIAS,ESTEBAN FELIPE SANDOVAL,VANESSA LINDO 10724 ROYAL PALM BLVD	4841-20DK-0130	LANDLORD REGISTRATION LDC 215 A 3	ADMIN CITATION 00446 \$250 +\$100 ADMIN COST	
CC25-1257 ARMANI MARAJ	RILEY,SHERROL RILEY FAM TR 11764 11766 NW 30 ST	4841-1903-1290	LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835	FINAL ORDER/ ADMIN CONT TO 1/29/2026 SM HEARING	

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CC25-1244 AARON NEWMAN	GOLFVIEW ARMS CONDO 8704 NW 35 ST	4841-15AH- MULT	PARKING LOT MAINTENANCE LDC 250814	LIEN EXTENSION 10/3/25	
CC25-1385 AARON NEWMAN	LEMONADE MM CORAL SPRINGS LLC %ROSEVIEW 9501 WILES RD	4841-0914-0020	ROOF DISCOLORED MC 8-20.2 (b) AND 8-19 (J) BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e) PARKING LOT MAINTENANCE LDC 250814 LANDSCAPE GRASS AREAS LDC 250834_ (19) MINIMUM LANDSCAPE REQUIREMENTS LDC 250833 LANDSCAPE REQUIRED MULCH LDC 250834 (8) LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835	FINAL ORDER - Continue to 10/23/25	

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CC25-1703 TANESHA COX	PEREZ,ROBERT H/E ACOSTA,DAYANA 5308 NW 57 WAY	4841-1205-0100	ACCESSORY STRUCTURE HEDGE LDC 250129 (4) (a)	LIEN/ EXTENSION 10/3/25	
CC25-1800 GEOFFREY OLDEHOFF	WAREWOLF HOUSE LLC 11520 11528 WILES RD	4841-1702-4453	LOCAL BUSINESS TAX RECEIPT LDC 1001	RESCIND FINAL ORDER	
CC25-1866 GEOFFREY OLDEHOFF CHRISTINA GOMEZ ANTHONY FLORES	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	
CC25-1877 VINCENT STECKLER	JULIEN,ESTHER 391 NW 87 TER	4841-3402-3080	BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e)	FINAL ORDER	

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CC25-2048 ARMANI MARAJ	MELO,JULIA E 3023 NW 123 AVE	4841-1902-0640	BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e) MINIMUM LANDSCAPE REQUIREMENTS LDC 250833	FINAL ORDER/ ADMIN CONT TO 3/26/26 SM HEARING	
CC25-2051 ARMANI MARAJ	RODRIGUEZ,JUAN F & LILIANA P 12105 NW 29 ST	4841-1902-0910	BUILDING EXTERIORS MC 8-20.2 (a)	FINAL ORDER	
CC25-2159 VINCENT STECKLER	VON HASSELN,ANN 137 NW 81 WAY	4841-3402-0670	LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835 LANDSCAPE GRASS AREAS LDC 250834_ (19)	FINAL ORDER	
CC25-2221 AARON NEWMAN	HERNANDEZ PENA,YANEIRI H/E ROJO MOLINA,EDUARDO 9661 NW 36 PL	4841-1602-0280	BUILDING PERMIT MC 5-0.5 (a) and (b) FENCE HEDGES LDC 250128 (14)	FINAL ORDER/ CONTINUE TO 1/15/2026 SM HEARING	

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CC25-2374 ARMANI MARAJ	LAGO,JORGE F III & ARELY CARIDAD GARCIA,CARY 12081 NW 27 DR	4841-1902-1820	FENCE HEDGES LDC 250128 (14)	FINAL ORDER - Administrative Continuance to 11/6/25.	
			MINIMUM LANDSCAPE REQUIREMENTS LDC 250833		
			BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e)		
CC25-2382 NATALIE STEWART	BYR ENTERPRISES LLC 3851 NW 126 AVE	4841-1802-0240	INOPERATIVE VEHICLE MC 16 1/2-8	LIEN EXT COMP DATE 10/7/25	
			LANDSCAPE GRASS AREAS LDC 250834_ (19)		
CC25-2424 NATALIE STEWART	BAF ASSETS 2 LLC 11041 GLENWOOD DR	4841-1702-2440	LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835	LIEN EXT COMP DATE 9/22/25	
CC25-3354 MARK GAROFALO	MARINERS COVE HOMEOWNERS ASSN %BROCK PROPERTY MANAGEMENT NW 119 DR	4841-3117-1330	LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835	LIEN/EXT TO 9/30/25	

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CC25-2533 VINCENT STECKLER	BELLE TERRE EAST CONDO COMMERCIAL 2929 UNIVERSITY DR	4841-21AG- MULT	PARKING LOT MAINTENANCE LDC 250814	FINAL ORDER/ ADMIN CONT TO 1/15/2026 SM HEARING	
			LANDSCAPE GRASS AREAS LDC 250834_ (19)		
			LANDSCAPE REQUIRED MULCH LDC 250834 (8)		
			PERIMETER HEDGE LDC 250833 (10) and (11)		
			TRASH AND LITTER MC 8-20 (a)		
			BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e)		
CC25-2837 AARON NEWMAN	WEBB,JEZERIAH C 10011 NW 39 CT	4841-1608-0570	LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835	FINAL ORDER	
CC25-2882 ARMANI MARAJ	FREY,STEVEN J H/E FREY,NANCY L 9639 NW 28 PL	4841-2111-0250	BUILDING PERMIT MC 5-0.5 (a) and (b)	FINAL ORDER - Admin Continuance 60 Days	

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CC25-2899 BRIAN MOBERG	AMA INVESTORS GROUP LLC 10595 10631 WILES RD	4841-0804-0010	BUILDING PERMIT MC 5-0.5 (a) and (b)	FINAL ORDER	
CC25-2996 NATALIE STEWART	NW 126TH AVENUE CONDOMINIUM ASSOCIATION, INC. 3660 NW 126 AVE	4841-18AQ-MULT	OUTSIDE STORAGE IRD DISTRICT LDC 250646	FINAL ORDER	
CC25-3077 NATALIE STEWART	FRANCISCUS,V & TANNER,WAYNE FRANCISCUS,KATHERINE 10909 NW 46 DR	4841-0811-0280	BUILDING PERMIT MC 5-0.5 (a) and (b) MINIMUM LANDSCAPE REQUIREMENTS LDC 250833	CONT 12/11/25	
CC25-3122 AARON NEWMAN	PEARLMAN, RONALD 5111 NW 84 RD	4841-1001-1260	LANDSCAPE GRASS AREAS LDC 250834_ (19) MINIMUM LANDSCAPE REQUIREMENTS LDC 250833	FINAL ORDER.	

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CC25-3140 NATALIE STEWART	AYALA,JESUS ARMANDO AYALA,KEVIN 11430 NW 37 ST	4841-1706-0300	BUILDING PERMIT MC 5-0.5 (a) and (b)	FINAL ORDER	
CC25-3194 VINCENT STECKLER	MONTGOMERY,AARON R & STEPHANIEL LOUISGENOR,MICHEL DENNIS 1025 NW 83 DR	4841-2703-4050	LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835	FINAL ORDER	
CC25-3206 VINCENT STECKLER	BROWN,PAULINE M 8226 NW 6 CT	4841-2703-5180	ROOF DISCOLORED MC 8-20.2 (b) AND 8-19 (J)	FINAL ORDER	
CC25-3278 AARON NEWMAN	PESCHANSKIY,ADA 9033 NW 47 CT	4841-1001-4110	LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835	FINAL ORDER.	
			LANDSCAPE GRASS AREAS LDC 250834_ (19)		
			LANDSCAPE REQUIRED MULCH LDC 250834 (8)		
			LANDSCAPE MAINTENANCE NUISANCE VEG LDC 250835 B. (8)		

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			HEDGE HEIGHT LDC 250128 (1)		
CC25-3299 ARMANI MARAJ	FEDERAL HOME LOAN MORTGAGE CORP 2731 NW 123 AVE	4841-1902-2011	PARKING ON GRASS MC 18-4 (c) BUILDING EXTERIOR STORAGE MC 8-20.2 (d)	FINAL ORDER	
CC25-3330 BRIAN MOBERG	GALINDO,MICHELLE 12086 12088 NW 33 ST	4841-1903-0060	ROOF DISCOLORED MC 8-20.2 (b) AND 8-19 (J)	FINAL ORDER	
CC25-3415 BRIAN MOBERG	GIBSON,ERNEST 8884 8886 NW 27 ST	4841-2206-0710	LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835 FENCE HEDGES LDC 250128 (14) BASKETBALL POLE PLACEMENT LDC 250129 (1)(i) OVERGROWN LAWN MC 8-20 (B)	FINAL ORDER	

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			BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e)		
CC25-3568 BRIAN MOBERG	LALEZARI,JOHN K & MITRA 3571 3579 NW 104 AVE	4841-1606-1570	PARK OR STORAGE COMMERCIAL OR RECREATIONAL VEHICLE MC 18-5 (C)	FINAL ORDER ADJUDICATION PARKING COM 24-1795 23-0890	
CC25-3665 MARK GAROFALO	GARBACZ,ADRIAN MICHAEL % ANDREW GARBACZ 10877 NW 6 ST	4841-3201-2240	STAGNANT SWIMMING POOL MC 8- 20.1	RESCIND FINAL ORDER	
CC25-3679 NATALIE STEWART	SYMPHONY BLDRS AT THE PARK LLC 11578 NW 39 ST	4841-1706-0340	MINIMUM HOUSING LDC 1109(H) SUPPLIED FACITLITY AND EQUIPMENT	FINAL ORDER	
CC25-3864 MARK GAROFALO	COHN,MATTHEW 198 NW 113 WAY	4841-3201-5330	OVERGROWN LAWN MC 8-20 (B)	NO CTC 5 DAYS	

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CC25-3975 Tanesha Cox	VILLA BIANCA ASSOCIATION ,INC. 3990 WOODSIDE DR	4841-14AB- MULT	OVERGROWN LAWN MC 8-20 (B)	CTC 5 DAYS	
CC25-4014 ARMANI MARAJ	CORTES III,HECTOR H/E CORTES,CARMEN 2593 NW 119 TER	4841-1903-2210	OVERGROWN LAWN MC 8-20 (B)	FINAL ORDER/REPEA T VIOLATION CERTIFY FINE AMOUNT FROM 9/29/25 TO 10/6/25	
CC25-4043 AARON NEWMAN	NWOKE,STEPHANIE Y NWOKE,NICHOLAS A 10371 NW 39 CT	4841-1609-1510	BUILDING PERMIT MC 5-0.5 (a) and (b)	FINAL ORDER/ ADMIN CONT TO 1/15/2026 SM HEARING	
CV25-0138 ANTHONY FLORES	GINO MICHEAL VENEZIO		MISDEMEANORS SECTION 11-33	PD CIVIL CITATION \$250.00 + ADMIN COST- \$100.00	
CV25-0140 ANTHONY FLORES	SHAVON DENISE WILLIAMS		ENFORCEMENT - INTERFERENCE WITH HUMANE OFFICER SECTION 4-17	PD CIVIL CITATION - \$105.00 + ADMIN COST - \$100.00	

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CV25-0141 ANTHONY FLORES	DIETER ARANDA		ANIMAL CONTROL SECTION 4-7(A)	PD CIVIL CITATION - \$305.00 + ADMIN COST- \$100.00	
CV25-0142 ANTHONY FLORES	SHAMAR D MIGUEL		MISDEMEANORS SECTION 11-33	PD CIVIL CITATION - 250.00+ ADMIN COST -\$100.00	
CV25-0143 ANTHONY FLORES	FERNANDA DA SILVA LIMA		MISDEMEANORS SECTION 11-33	PD CIVIL CITATION - \$250.00 + ADMIN COST - \$100.00	
CV25-0144 ANTHONY FLORES	GLENN RUSHANE PLACIDE		MISDEMEANORS SECTION 11-33	PD CIVIL CITATION - \$250.00 + ADMIN COST - \$100.00	
BCV24-0230 VLADIMIR MELO	MOODIE, PHILLIP & LORRAINE 10533 NW 32 CT	4841-2001-0090	FLORIDA BUILDING CODE MC 5-0 FBC AND BCV 105.1 AND 110.3	LIEN - EXTEND COMPLIANCE DATE TO 9/12/25	

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CC24-5919 ARMANI MARAJ	STAKE ASSOCIATES LLC 9810 W SAMPLE RD	4841-2104-0080	TRASH AND LITTER MC 8-20 (a)	LIEN	
			BUILDING EXTERIOR STORAGE MC 8-20.2 (d)		
			ROOF DISCOLORED MC 8-20.2 (b) AND 8-19 (J)		
			LANDSCAPE REQUIRED MULCH LDC 250834 (8)		
CC24-5768 AARON NEWMAN	HARVEST INTERNATIONAL INVESTMENTS LLC 9549 9675 WESTVIEW DR	4841-0912-0030	PARKING LOT MAINTENANCE LDC 250814	LIEN	
			TRASH AND LITTER MC 8-20 (a)		
			BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e)		
			LANDSCAPE GRASS AREAS LDC 250834_ (19)		
			LANDSCAPE REQUIRED MULCH LDC 250834 (8)		

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CC25-1242 BRIAN MOBERG	WOODSIDE ARMS CONDOMINIUM ASSOCIATION, INC. 3920 WOODSIDE DR	4841-14AC- MULT	BUILDING EXTERIORS MC 8-20.2 (a)	LIEN	
CC25-1363 TANESHA COX	WONG-CHONG, NAKISHA LANCASTER, LAWRENCE K JR 7503 NW 42 ST	4841-1404-1900	LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835	LIEN	
CC25-1942 VINCENT STECKLER	TAYLOR, JEWEL ESTHER 8842 NW 3 PL	4841-3402-3510	ROOF DISCOLORED MC 8-20.2 (b) AND 8-19 (J)	LIEN	
CC25-2011 GEOFFREY OLDEHOFF	SNL CORAL SPRINGS LLC %CORE & VALUE ADVISORS LLC 12640 WILES RD	4841-1800-0200	LOCAL BUSINESS TAX RECEIPT LDC 1001	LIEN	
CC25-2115 BRIAN MOBERG	SYMPHONY BUILDERS AT THE TIDES LLC 3105 3281 NW 118 DR	4841-1903-2920	LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835 LANDSCAPE GRASS AREAS LDC 250834_ (19)	LIEN	

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			BUILDING EXTERIORS MC 8-20.2 (a) LANDSCAPE MAINTENANCE DEAD TREE LDC 250835 B (9) THRU (16) TRASH RECEPTACLE MAINTENANCE MC 8-2 TRASH AND LITTER MC 8-20 (a)		
CC25-2290 BRIAN MOBERG	JEAN BAPTISTE,MAURILUS 4080 4084 CORAL SPRINGS DR	4841-1703-0010	BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e) LANDSCAPE GRASS AREAS LDC 250834_ (19) LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835 TRASH AND LITTER MC 8-20 (a) MINIMUM LANDSCAPE REQUIREMENTS LDC 250833	LIEN	

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CC25-2449 BRIAN MOBERG	BELLANGER,DOMINQUE DUPLESSIS,VIRGINIA 4103 RIVERSIDE DR	4841-1401-1430	PARKING LOT MAINTENANCE LDC 250814	LIEN	
			TRASH RECEPTACLE MAINTENANCE MC 8-2		
			LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835		
CC25-3484 BRIAN MOBERG	CROSSINGS LANDOWNERS ASSN INC NW 41 ST	4841-1400-0010	OVERGROWN LAWN MC 8-20 (B)	LIEN	
			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	LIEN	
			OVERGROWN LAWN MC 8-20 (B)		
			TRASH AND LITTER MC 8-20 (a)		

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CC25-3702	ARCE,ANGELA	4841-2205-1510	OVERGROWN LAWN MC 8-20 (B)		
VINCENT STECKLER	2660 NW 83 TER			LIEN	