

SPECIAL MAGISTRATE HEARING
THURSDAY, FEBRUARY 12, 2026
FIRE INSPECTIONS/BUILDING/CODE COMPLIANCE CASES
SM: VALERIE VICENTE

CASE # CEO/INSP.	RESPONDENT AND PROPERTY ADDRESS	FOLIO #	VIOLATION	COMMENT	DISPOSITION
FD25-0077 STEVE FERNANDEZ	FORSA STAR LLC 5501 UNIVERSITY DR 102	4841-1017-8020	A.E.D. BATTERY EXPIRED	FINAL ORDER	
			A.E.D. PADS EXPIRED		
			FIRE INSPECTION FEE DUE		
			FIRE RE-INSPECTION FEE		
FD25-0080 PHIL BOTTING	PUBLIC STORAGE INC DEPT-PT-FL-25431 12123 W SAMPLE RD BLD N	4841-1801-0060	FIRE HYDRANT MAINTENANCE REQUIRED	FINAL ORDER	
			KEY BOX REQUIRED		
			PRIVATE FIRE HYDRANTS SHALL BE PAINTED RED		
			STREET ADDRESS NOT VISIBLE		
			BROWARD COUNTY AMENDMENTS F-109.9.3		

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BCV24-0193	100 PLAZA LLC 1869 UNIVERSITY DR	4841-2801-2210	FLORIDA BUILDING CODE MC 5-0 FBC AND BCV 105.1 AND 110.3	LIEN EXT CM DATE TO 1/26/26	
CARLOS RESTREPO					
BCV25-0091	THEODORE,CHRISTINE 1199 NW 114 AVE	4841-2902-7340	FLORIDA BUILDING CODE MC 5-0 FBC AND BCV 105.1 AND 110.3	FINAL ORDER	
CARLOS RESTREPO					
BCV25-0121	LIBERTY INVESTMENT MIAMI INC 4977 NW 81 AVE	4841-1104-0240	FLORIDA BUILDING CODE MC 5-0 FBC AND BCV 105.1 AND 110.3	FINAL ORDER	
CARLOS RESTREPO					
BCV25-0129	G & R VULTA INC 10301 10315 W SAMPLE RD	4841-2105-0340	BUILDING SAFETY INSPECTION PROGRAM REPAIRS MC 5-4(D)(7) BLDG 1	FINAL ORDER	
ALEXANDER HERNANDEZ, CHIEF BUILDING OFFICIAL					

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BCV25-0257 ALEXANDER HERNANDEZ CHIEF BUILDING OFFICIAL – BSIP	VILLA MADRID II CONDO ASSOC 11131 ROYAL PALM BLVD	4841-20AD- MULT	BUILDING SAFETY INSPECTION PROGRAM REPAIRS MC 5-4(D)(7)	LIEN CONT 30 DAYS TO 3/26/26	
CC25-0964 BRIAN MOBERG	VINCENT,HERCULE 3210 NW 86 AVE	4841-2204-0060	BUILDING PERMIT MC 5-0.5 (a) and (b)	LIEN/ ADMIN CONT TO JULY 30TH SM HEARING	
CC25-2899 BRIAN MOBERG	AMA INVESTORS GROUP LLC 10595 10631 WILES RD	4841-0804-0010	BUILDING PERMIT MC 5-0.5 (a) and (b)	LIEN/ EXT TO 2/4/2026	
CC25-3347 NATALIE STEWART	ADORNO,MIGUEL & SANDRA MERCEDES 4021 NW 108 DR	4841-1704-0150	LANDSCAPE MAINTENANCE NUISANCE VEG LDC 250835 B. (8)	30 DAYS CONTINUANCE	

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CC25-3386 BRIAN MOBERG	PEJACK,GABRIELLE 2602 NW 82 TER S	4841-2206-2320	INOPERATIVE VEHICLE MC 16 1/2-8 LANDSCAPE GRASS AREAS LDC 250834_ (19)	FINAL ORDER
CC25-3545 ARMANI MARAJ	LASSALLE,CLARE E 3077 NW 123 AVE	4841-1902-0680	LOCAL BUSINESS TAX RECEIPT LDC 1001	LIEN/ EXT TO 12/29/25
CC25-3935 TANESHA COX	CASTANEDA,HERMAN & CLARA 4320 NW 71 DR	4841-1409-2690	LANDSCAPE REQUIRED MULCH LDC 250834 (8)	FINAL ORDER
CC25-3984 TANESHA COX	LAM,PHONG HUYNH,LIEU 5771 NW 56 MNR	4841-1205-0290	LANDSCAPE GRASS AREAS LDC 250834_ (19) LANDSCAPE REQUIRED MULCH LDC 250834 (8) BUILDING EXTERIOR STORAGE MC 8-20.2 (d) TRASH RECEPTACLE MAINTENANCE MC 8-2	FINAL ORDER

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CC25-4101 MARK GAROFALO	CHERY, MARIE LIDIALISE 8283 NW 39 ST	4841-1507-0180	TRASH RECEPTACLE MAINTENANCE MC 8-2 PARKING ON GRASS MC 18-4 (c)	FINAL ORDER	
CC25-4238 AARON NEWMAN	FLANAGAN, SCOTT 10010 NW 56 ST	4841-0913-0460	BUILDING EXTERIORS MC 8-20.2 (C) MINIMUM LANDSCAPE REQUIREMENTS LDC 250833 LANDSCAPE GRASS AREAS LDC 250834_ (19)	CONTINUANCE 60 DAYS	
CC25-4364 NATALIE STEWART	LI, KUN 3406 NW 109 WAY	4841-1712-0260	BUILDING PERMIT MC 5-0.5 (a) and (b) LANDSCAPE MAINTENANCE DEAD TREE LDC 250835 B (9) THRU (16)	60 DAYS CONTINUANCE	
CC25-4419 BRIAN MOBERG	CHANG, PAUL 7961 NW 44 CT	4841-1401-0070	PARKING LOT MAINTENANCE LDC 250814	FINAL ORDER	

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CC25-4472 AARON NEWMAN	TERRA VERSIANI LLC 5088 NW 100 TER	4841-0903-0190	ROOF DISCOLORED MC 8-20.2 (b) AND 8-19 (J)	FINAL ORDER.	
			MINIMUM LANDSCAPE REQUIREMENTS LDC 250833		
			BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e)		
			LANDSCAPE GRASS AREAS LDC 250834_ (19)		
			LANDSCAPE REQUIRED MULCH LDC 250834 (8)		
			LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835		
CC25-4473 AARON NEWMAN	REICH,ROXANA N H/E ANTON,CARMEN C 10014 NW 54 PL	4841-0903-0340	BUILDING PERMIT MC 5-0.5 (a) and (b)	FINAL ORDER	
			MINIMUM LANDSCAPE REQUIREMENTS LDC 250833		

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<p>CC25-4474 ARMANI MARAJ</p>	<p>COOPER, KENNETH MAURICE II MITCHELL, JASMINE 9693 NW 28 ST</p>	<p>4841-2111-0030</p>	<p>ROOF DISCOLORED MC 8-20.2 (b) AND 8-19 (J) BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e) LANDSCAPE GRASS AREAS LDC 250834_ (19) LANDSCAPE REQUIRED MULCH LDC 250834 (8) BUILDING EXTERIORS MC 8-20.2 (a)</p>	<p>FINAL ORDER/ ADMIN CONTINUANCE TO 4/23/26 SM HEARING</p>	
<p>CC25-4491 AARON NEWMAN</p>	<p>AEAEB PROPERTIES LLC % REAL ESTATE PROPERTY TAX 5480 UNIVERSITY DR</p>	<p>4841-0910-0011</p>	<p>BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e)</p>	<p>FINAL ORDER</p>	
<p>CC25-4559 NATALIE STEWART</p>	<p>BHANDARI LLC %JAYESH R DAVE 3960 NW 110 AVE</p>	<p>4841-1702-4420</p>	<p>LANDSCAPE GRASS AREAS LDC 250834_ (19) PERIMETER HEDGE LDC 250833 (10) and (11)</p>	<p>FINAL ORDER</p>	

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			MINIMUM LANDSCAPE REQUIREMENTS LDC 250833		
CC25-4598 MARK GAROFALO	CAMPBELL, BLAKE C H/E CAMPBELL, MELODY ORQUEDA 8301 NW 57 DR	4841-1014-0011	LANDSCAPE GRASS AREAS LDC 250834_ (19) LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835 ROOF DISCOLORED MC 8-20.2 (b) AND 8-19 (J)	FINAL ORDER.	
CC25-4750 VINCENT STECKLER	MORIM, ELI & MELISSA 1723 VESTAL DR	4841-2803-1000	LOCAL BUSINESS TAX RECEIPT LDC 1001 LOCAL BUSINESS TAX RECEIPT LDC 1001	FINAL ORDER	
CC25-4873 VINCENT STECKLER	SAINVIL, PIERRE H/E SAINVIL, HIGGINS ET AL 120 NW 83 WAY	4841-3402-0800	PARK OR STORAGE COMMERCIAL OR RECREATIONAL VEHICLE MC 18-5 (C)	FINAL ORDER	

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CC25-4942 BRIAN MOBERG	ELYAHU SACHMOROV LIV TR SACHMOROV,ELYAHU TRSTEE 10560 NW 37 ST	4841-1703-0770	PARK OR STORAGE COMMERCIAL OR RECREATIONAL VEHICLE MC 18- 5 (C)	COM VEH RECURRING 24-5661 AND 23-5389 ADJUDICATE
CC25-5048 VINCENT STECKLER	ROBISON,MILES H III & MICHELLEF 8882 SW 1 PL	4841-3402-1350	PARK OR STORAGE COMMERCIAL OR RECREATIONAL VEHICLE MC 18- 5 (C)	ADMIN CONTINUANCE TO MARCH 26 SM HEARING
CC25-5059 BRIAN MOBERG	USAVADEE HOLDINGS LLC 7971 NW 35 CT	4841-1401-5080	PARK OR STORAGE COMMERCIAL OR RECREATIONAL VEHICLE MC 18- 5 (C)	RECURRING COM VEH CC25-1204
CC25-5066 BRIAN MOBERG	RAJINI & RICK REALTY LLC 7801 NW 35 CT	4841-1401-5130	OBSTACLES CONSTITUTING HAZARD MC 16-10 BUILDING EXTERIORS MC 8-20.2 (a)	FINAL ORDER
CC25-5123 BRIAN MOBERG	RIVERA BELLO,MARIA L MICOO,AMARDATH 4290 NW 80 AVE	4841-1401-0310	NEIGHBORHOOD PRESERVATION FEE LDC 215 (B) (4) (A)	FINAL ORDER

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CC25-5126 BRIAN MOBERG	SAUNDERS,ROBYN BRADY,ADRIAN 4381 NW 80 AVE	4841-1401-0400	LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835	FINAL ORDER
CC25-5227 TANESHA COX	MUSTAFA,HAITHAM ALMASRI,RANA 4054 NW 61 TER	4841-1307-0860	TRASH RECEPTACLE MAINTENANCE MC 8-2	FINAL ORDER
CC25-5262 NATALIE STEWART	SYMPHONY BLDRS AT THE PARK LLC 11578 NW 39 ST	4841-1706-0340	MINIMUM HOUSING LDC 1110(D)(3)(B) PLUMBING FIXTURES SHALL BE MAINTAINED PROPERLY MINIMUM HOUSING LDC 1110(D)(7)(A) INTERIOR CEILING SHALL BE KEPT IN A GOOD STATE OF REPAIR	FINAL ORDER
CV26-0001 ANTHONY FLORES	DIETER ARANDA		ANIMAL CONTROL SECTION 4-7(A)	PD CIVIL CITATION - \$205.00 + ADMIN COST - \$100.00
CV26-0003 ANTHONY FLORES	TRELLVIS D THOMAS JR		MISDEMEANORS SECTION 11-33	PD CIVIL CITATION - \$250.00 + ADMIN COST- \$100.00

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15-7478 GEOFFREY OLDEHOFF	FLEURIMA,MIREILLE 11603 NW 26 ST	4841-2003-1601	LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835 LANDSCAPE REQUIRED MULCH LDC 250834 (8) MINIMUM LANDSCAPE REQUIREMENTS LDC 250833 TRASH RECEPTACLE MAINTENANCE MC 8-2 ACCESSORY STRUCTURE HEDGE LDC 250129 (4) (a)	REDUCTION OF FINE	
CC21-0134 GEOFFREY OLDHOFF	AUGUSTIN,JOSEPH S JOSEPH S AUGUSTIN LIV TR 4110 NW 78 WAY	4841-1401-1710	BUILDING PERMIT MC 5-0.5 (a) and (b)	REDUCTION OF FINE	
FD25-0064	MAVERICK REALTY TRUST LLC CORTWAY APTS & SACHA GROUP LLC	4841-2102-1810	SPRINKLER SYSTEM REPAIRS REQUIRED	LIEN	

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WILLIAM SCHERMERHORN	2633 UNIVERSITY DR				
FD25-0070	ALLIED STORES GENERAL REAL EST% FEDERATED DEPT STORES,TAX D	4841-2703-6267	ALARM SYSTEM NOT FUNCTIONING	LIEN	
HAROLD ALCALDE FIRE MARSHAL	9263 W ATLANTIC BLVD		FIRE ALARM STROBE LIGHT MISSING		
CC24-1818	FONSECA,JAVIER E & PATRICIA	4841-0616-0530	BUILDING PERMIT MC 5-0.5 (a) and (b)	LIEN	
NATALIE STEWART	5865 NW 120 AVE				
CC25-0142	TSC RAMBLEWOOD LTD % SLK REALTY	4841-2703-6220	LOCAL BUSINESS TAX RECEIPT LDC 1001	LIEN	
GEOFFREY OLDEHOFF	8203 8357 W ATLANTIC BLVD		LOCAL BUSINESS TAX RECEIPT LDC 1001		
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			LOCAL BUSINESS TAX RECEIPT LDC 1001		
CC25-0846 ARMANI MARAJ	BFO 10299 ROYAL PALM BLVD LLC 10299 ROYAL PALM BLVD	4841-2128-0020	PARKING LOT MAINTENANCE LDC 250814 BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e)	LIEN	
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)	LIEN	