



AGENDA

**CITY OF RIVIERA BEACH
CODE COMPLIANCE DIVISION
SPECIAL MAGISTRATE HEARING**

**November 20, 2024
AT 10:00AM
RIVIERA BEACH MARINA EVENT CENTER
CITY OF RIVIERA BEACH**

**JOHN R. HERIN, ESQ.
SPECIAL MAGISTRATE**

SPECIAL MAGISTRATE

MONTHLY MEETING AT 10:00A.M.

DATE: Wednesday, November 20, 2024

**ROLL CALL: JOHN R. HERIN, ESQ
SPECIAL MAGISTRATE**

SPECIAL MAGISTRATE'S STATEMENT

Good morning,

Today is Wednesday, November 20, 2024. This code compliance hearing is called pursuant to Chapter 162, Part 1, Florida Statutes. My Name is **JOHN R. HERIN** and I am the special magistrate appointed by the City of Riviera Beach to act as impartial hearing officer for the City's code compliance cases.

If you have been cited with a code violation, today's hearing will be conducted pursuant to the procedure set forth in Chapter 162, Florida Statutes. Strict rules of evidence do not apply; however, fundamental due process will be observed at all times. When your case is called, please come forward. The city will present its case first and you will be given the chance to review the City's evidence and to cross-examine any City witnesses. Once the City has presented its case, that will be your opportunity to present any testimony and evidence you may have regarding the cited violation. The City will be allowed to review your evidence and cross-examine any of your witnesses. All testimony is required to be under oath and you will be sworn in shortly. The City has the burden of proving its case in this matter by a preponderance of the evidence. Once all evidence and testimony has been presented, I will make an oral ruling. My oral ruling will be documented in a written order which you will receive by mail.

If I find you in violation of the City's code and you fail to correct the violation, you may be fined up to \$250 per day per violation for a first violation and up to \$500 per day for a repeat violation. If the nature of the violation is irreparable or irreversible, you may face a fine of up to \$5,000.00. If I find that you are a repeat violator, an administrative charge will be assessed against you which is payable in 30 days or will be included in any lien authorized under Chapter 162, Florida Statutes.

If you disagree with my ruling, you have the right to appeal my ruling to the Circuit Court within 30 days.

Please be advised that all testimony provided today is being recorded as required by Chapter 162, Florida Statutes.

If you have a cell phone, please turn off your cell phone or place it on vibrate. Please remain quiet if you are in the audience waiting for your case to be called.

Before we call the first case, let us stand for the pledge of allegiance.

Now, I will swear in all persons desiring to provide testimony to me today.

Thanks!

SPECIAL MAGISTRATE HEARING

Wednesday, November 20, 2024 AT 10:00 A.M.

CALL TO ORDER:

CONSIDERATION OF RESCHEDULED CASES:

HEARING OF CASES BEFORE THE SPECIAL MAGISTRATE:

----- Darlene Henry -----

Stipulation Agreement: 60/\$50

1. CASE #ECC-24-00338 481 W 37 TH ST RIVIERA BEACH, FL 33404	DAVID BIANDO 481 W 37 TH ST RIVIERA BEACH, FL 33404 CODE OFFICER: DARLENE HENRY
CODE SECTION: 31-607	SWALE MAINTENNANCE
CODE SECTION: SEC. 31-606(a)(10)	LANDSCAPE MAINTENANCE

2. CASE #ECC-24-00468 101 W 34 TH ST RIVIERA BEACH, FL 33404	VERON THOMPSON 537 W 149 TH ST APT 52 NEW YORK, NY 10031-3447 CODE OFFICER: DARLENE HENRY
CODE SECTION: 11-7	OVERGROWTH
CODE SECTION: 31-607	SWALE MAINTENANCE
CODE SECTION: SEC. 31-606(a)(10)	LANDSCAPE MAINTENANCE

3. CASE #ECC-24-00336
481 W 36TH ST
RIVIERA BEACH, FL 33404

ROSA GILLIS
481 W 36TH ST
RIVIERA BEACH, FL 33404
CODE OFFICER: DARLENE HENRY

CODE SECTION: 11-7

OVERGROWTH

CODE SECTION: 31-570

DRIVEWAY

CODE SECTION: 31-607

SWALE MAINTENANCE

4. CASE #ECC-24-00334
461 W 36TH ST
RIVIERA BEACH, FL 33404

SANDRA BROWN EST
461 W 36TH ST
RIVIERA BEACH, FL 33404
CODE OFFICER: DARLENE HENRY

CODE SECTION: 11-7

OVERGROWTH

CODE SECTION: 302.1

SAFETY & SANITATION – **Compliance
Must Remain**

CODE SECTION: 31-570

DRIVEWAY

CODE SECTION:31-607

SWALE MAINTENANCE

CODE SECTION: SEC.31-606(a)(10)

LANDSCAPE MAINTENANCE

5. **CASE #ECC-24-00725**
3511 AVENUE N J
RIVIERA BEACH, FL 33404

JONATHAN ADAMS
1147 MONROE BLVD
LAKW WORTH, FL 33462
CODE OFFICER: DARLENE HENRY

CODE SECTION: 11-7

OVERGROWTH

CODE SECTION: 302.1

SAFETY & SANITATION

6. **CASE #ECC-24-00974**
1901 AVENUE H E
RIVIERA BEACH, FL 33404

**SCANTLEBURY TASHEENA L &
TAYLOR STEPHEN A**
1901 AVENUE H E
RIVIERA BEACH, FL 33404
CODE OFFICER: DARLENE HENRY

CODE SECTION:304.2

PAINT

CODE SECTION: 31-570

DRIVEWAY

7. **CASE #ECC-24-00844**
3019 AVENUE J
RIVIERA BEACH, FL 33404

3215 LAUREL RIDGE LLC
8702 NATIVE DANCER RD N
PALM BEACH GARENS, FL 33418
CODE OFFICER: DARLENE HENRY

CODE SECTION: 11-7

OVERGROWTH

----- ERIC GRAHAM -----

8. CASE #ECC-24-00882 717 W 9 TH ST RIVIERA BEACH, FL 33404	ANGEL ASSOCIATES LLC 1441 W 30 TH ST RIVIERA BEACH, FL 33404 CODE OFFICER: ERIC GRAHAM
CODE SECTION:11-7	OVERGROWTH - Compliance Must Remain
CODE SECTION: 304.2	PAINT
CODE SECTION: 304.3	HOUSE NUMEBRS
CODE SECTION: SEC. 31-606(a)(10)	LANDSCAPE MAINTENANCE

9. CASE #ECC-24-00998 570 W 1 ST ST RIVIERA BEACH, FL 33404	SHIRLEY DELFISH 570 W 1 ST ST RIVIERA BEACH, FL 33404 CODE OFFICER: ERIC GRAHAM
CODE SECTION: 302.4	UNCONTROLLED GROWTH OF VEGETATION
CODE SECTION: 304.2	PAINT

Stipulation Agreement: 90/\$50

10. CASE #ECC-24-00917 1660 W 12 TH CT RIVIERA BEACH, FL 33404	EDDIE BROOKINGS 1660 W 12 TH CT RIVIERA BEACH, FL 33404 CODE OFFICER: ERIC GRAHAM
CODE SECTION: 11-7	OVERGROWTH
CODE SECTION: 304.3	HOUSE NUMBERS
CODE SECTION: SEC. 31-606(a)(10)	LANDSCAPE MAINTNENANCE

11. **CASE #ECC-24-00999**
554 W 1ST ST
RIVIERA BEACH, FL 33404

SHANNELL GRIMES
554 W 1ST ST
RIVIERA BEACH, FL 33404
CODE OFFICER: ERIC GRAHAM

CODE SECTION: 302.4

UNCONTROLLED GROWTH
OF VEGETATION

CODE SECTION: SEC. 31-606(a)(10)

LANDSCAPING MAINTENANCE

Stipulation Agreement: 30/\$50

12. **CASE #ECC-24-01010**
522 W 2ND ST
RIVIERA BEACH, FL 33404

VALERIA DEL MAR LLC
9314 FOREST HILL BLVD
ROYAL PALM BEACH, FL 33411-6577
CODE OFFICER: ERIC GRAHAM

CODE SECTION: 302.4

UNCONTROLLED GROWTH
OF VEGETATION

CODE SECTION: SEC. 31-606(a)(10)

LANDSCAPE MAINTENANCE

13. **CASE #ECC-24-01006**
740 W 7TH ST
RIVIERA BEACH, FL 33404

**PENTACAMPEAO 2002 TRUST
& LEE ABRAHAM TRUST**
125 S STATE ROAD 7 STE 104
WELLINGTON, FL 33414-4386
CODE OFFICER: ERIC GRAHAM

CODE SECTION: SEC. 31-606(a)(10)

LANDSCAPE MAINTENANCE

CODE SECTION: 11-1

OVERGROWTH

CODE SECTION: 17.5-11(A)

ACCUMULATION OF DEBRIS

CODE SECTION: 31-607

SWALE MAINTNENANCE

14. **CASE #ECC-24-00870**
640 W 1ST ST
RIVIERA BEACH, FL 33404

GLORIA JEAN MURRAY
640 W 1ST ST
RIVIERA BEACH, FL 33404
CODE OFFICER: ERIC GRAHAM

CODE SECTION: 302.4

UNCONTROLLED GROWTH
OF VEGETATION

CODE SECTION: 31-607

SWALE MAINTENANCE

CODE SECTION: SEC. 31-606(a)(10)

LANDSCAPE MAINTENANCE

15. **CASE #ECC-24-00617**
1261 CLEVE H DIXON AVE
RIVIERA BEACH, FL 33404

MARY ANTOINE
1261 CLEVE H DIXON AVE
RIVIERA BEACH, FL 33404
CODE OFFICER: ERIC GRAHAM

CODE SECTION: 11-7

OVERGROWTH

CODE SECTION: 302.1

SAFETY & SANITATION

CODE SECTION: 304.3

HOUSE NUMBERS

CODE SECTION: 31-607

SWALE MAINTENANCE

CODE SECTION: SEC. 31-606(a)(10)

LANDSCAPE MAINTNENANCE

----- **John Johnson** -----

Stipulation Agreement: 60/\$100

16. **CASE #ECC-24-00994**
1417 W 32ND ST
RIVIERA BEACH, FL 33404

AVUBEN RIVIERA LLC
17880 NE 9TH PL
MIAMI, FL 33162
CODE OFFICER: JOHN JOHNSON

CODE SECTION: SEC. 31-606(a)(10)

LANDSCAPE MAINTENANCE

Stipulation Agreement: 60/\$100

17. **CASE #ECC-24-00803**
1160 W 26TH CT
RIVIERA BEACH, FL 33404

REFURBISH PRO LLC
645 83RD ST. APT 51
RIVIERA BEACH, FL 33404
CODE OFFICER: JOHN JOHNSON

CODE SECTION: SEC. 31-606(a)(10)

LANDSCAPE MAINTENANCE

18. **CASE #ECC-24-00017**
1309 W 28TH ST
RIVIERA BEACH, FL 33404

ANAYAS PROPERTIES LLC
8552 NW 8TH CT
RIVIERA BEACH, FL 33404
CODE OFFICER: JOHN JOHNSON

CODE SECTION: 11-7

OVERGROWTH

CODE SECTION: SEC. 31-606(a)(10)

LANDSCAPE MAINTENANCE

Stipulation Agreement: 60/\$100

19. **CASE #ECC-24-00924**
1044 W 32ND
RIVIERA BEACH, FL 33404

SR 1044 W 32 ST LLC
PO BOX 10524
WEST PALM BEACH, FL 33419-0524
CODE OFFICER: JOHN JOHNSON

CODE SECTION: 302.4

UNCONTROLLED GROWTH
OF VEGETATION

CODE SECTION: SEC. 31-606(a)(10)

LANDSCAPE MAINTENANCE

Stipulation Agreement: 30/\$100

20. **CASE #ECC-24-00802**
2841 PRESIDENT BARACK
OBAMA HWY
RIVIERA BEACH, FL 33404

KHAILD HAMID
2539 CANTERBURY DR S
WEST PALM BEACH, FL 33407
CODE OFFICER: JOHN JOHNSON

CODE SECTION: SEC. 31-606(a)(10)

LANDSCAPE MAINENANCE

CODE SECTION: 302.1

SAFETY & SANITATION

CODE SECTION: 302.4

UNCONTROLLED GROWTH
OF VEGETATION -
Compliance Must Remain

CODE SECTION: 302.7

ACCESSORY STRUCTURES

21. **CASE # ECC-24-01014**
1324 W 34TH ST
RIVIERA BEACH, FL 33404

**JOHNSON JOHNNY R & JOHNSON
DENISE M**
1332 W 34TH ST
RIVIERA BEACH, FL 33404
CODE OFFICER: JOHN JOHNSON

CODE SECTION: SEC. 31-606(a)(10)

LANDSCAPE MAINTENANCE

CODE SECTION: 11-7

OVERGROWTH –

Compliance Must Remain

CODE SECTION: 17.5-11(A)

ACCUMULATIONS OF DEBRIS –

Compliance Must Remain

CODE SECTION: 22-1

HOUSE NUMBERS -

Compliance Must Remain

CODE SECTION: 302.1

SAFETY & SANITATION-

Compliance Must Remain

CODE SECTION: 17.5-10(B)(3)

GARBAGE CONTAINER-

Compliance Must Remain

Stipulation Agreement: 60/\$100

22. **CASE #ECC-24-01012**
1325 W 34TH ST
RIVIERA BEACH, FL 33404

DENZEL DAVIS
1075 BIG TORCH ST
RIVIERA BEACH, FL 33404
CODE OFFICER: JOHN JOHNSON

CODE SECTION: SEC: 31-606(a)(10)

LANDSCAPE MAINTENANCE

Stipulation Agreement: 60/\$100

23. **CASE #ECC-24-00922**
1036 W 32ND ST
RIVIERA BEACH, FL 33404

FYR SER BORROWER LLC
3505 KOGER BLVD STE 400
DULUTH, GA 30096
CODE OFFICER: JOHN JOHNSON

CODE SECTION: 31-607

SWALE MAINTENANCE

CODE SECTION: SEC. 31-606(a)(10)

LANDSCAPE MAINTENANCE

FINAL ORDER EXTENSION

24. **CASE # ECC- 22-01682** **CASE # ECC- 22-01682**
OWNERS(S): BLUE HERON OFFICE, LLC

ADDRESS: 155 E BLUE HERON RIVIERA BEACH, FL 33408
EXTENSION:180 DAYS NEW DUE DATE: MAY 20,2025

25. **CASE # ECC- 24-00237** **CASE # ECC- 24-00237**
OWNERS(S): BILLIT INVESTMENTS INC

ADDRESS: 2240 BROADWAY RIVIERA BEACH, FL 33408
EXTENSION:180 DAYS NEW DUE DATE: MAY 20,2025

FINAL REDUCTION REQUESTS

26. **CASE # CEB-24-00004**

CASE # CEB-24-00004

OWNERS(S): Palm Tree Industrial LLC

ADDRESS: 6677 42ND TER N Riviera Beach, FL 33404

PAYMENT DUE WITH IN: 30 Days

NEW DUE DATE: 12/20/2024

\$ TO \$8,710 WITHIN 30 DAYS

27. **CASE # ECC-22-00750**

CASE # ECC-22-00750

OWNERS(S): Aashs Florida Trust

ADDRESS: 2000 W 23rd ST Riviera Beach, FL 33404

PAYMENT DUE WITH IN: 30 Days

NEW DUE DATE: 12/20/2024

\$ TO \$8,311.25 WITHIN 30 DAYS

SPECIAL NOTE:

**** (ASTERISKS) – INDICATES CODE SECTIONS THAT COMPLIED BEFORE CASE WAS SCHEDULED FOR HEARING.**

COMPLIED – INDICATES CODE SECTIONS THAT COMPLIED AFTER CASE WAS SCHEDULED FOR HEARING. THESE CODE SECTIONS WILL BE ADJUDICATED AND MUST REMAIN IN COMPLIANCE.

(R) – INDICATES CODE SECTIONS THAT WERE PREVIOUSLY ADJUDICATED AND MUST REMAIN IN COMPLIANCE, BUT ARE NOW OUT OF COMPLIANCE. PREVIOUSLY ADJUDICATED CASE NUMBER IS NOTED IN PARENTHESES.

ADJOURNMENT:

PURSUANT TO THE AMERICAN WITH DISABILITIES ACT, PERSONS IN NEED OF SPECIAL ACCOMODATIONS TO ATTEND THIS HEARING, PLEASE CONTACT THE OFFICE OF THE LEGISLATIVE AID OF THE CITY OF RIVIERA BEACH AT 600 WEST BLUE HERON BLVD., RIVIERA BEACH, FL 33404, (561) 845-4095 OR (561) 840-3350.