



# **AGENDA**

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

**SEPTEMBER 21<sup>ST</sup> 2023  
AT 10:00AM  
RIVIERA BEACH MARINA EVENT CENTER  
CITY OF RIVIERA BEACH**

**COREY M. SMITH, ESQ.  
SPECIAL MAGISTRATE**

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## **SPECIAL MAGISTRATE**

**MONTHLY MEETING AT 10:00A.M.**

**DATE: THURSDAY, SEPTEMBER 21<sup>ST</sup> 2023**

**ROLL CALL: COREY M. SMITH, ESQ  
SPECIAL MAGISTRATE**

### **SPECIAL MAGISTRATE'S STATEMENT**

Good morning,

Today is September 21<sup>st</sup> 2023. This code compliance hearing is called pursuant to Chapter 162, Part 1, Florida Statutes. My Name is **Corey M. Smith** 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

**THURSDAY, SEPTEMBER 21<sup>ST</sup> 2023 AT 10:00 A.M.**

**CALL TO ORDER:**

**CONSIDERATION OF RESCHEDULED CASES:**

**HEARING OF CASES BEFORE THE SPECIAL MAGISTRATE:**

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**-----SHANNEL MONTIQUE-----**

1. <b>CASE #ECC-23-00552</b> 87 SILVER BEACH ROAD A RIVIERA BEACH, FL 33404	ANWORTH PROPERTIES INC. PEAK PROPERTY MANAGEMENT C/O 2054 VISTA PKWY STE 400 WEST PALM BEACH, FL 33411 CODE OFFICER: SHANNEL MONTIQUE
CODE SECTION: 31-606 (A) (10)	LANDSCAPE MAINTENANCE
CODE SECTION: 304.2	PAINT
CODE SECTION: 302.4	UNCONTROLLED GROWTH OF VEG.
CODE SECTION: 302.1	SAFETY & SANITATION <b>COMPLIED</b>

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2. **CASE #ECC-22-00307** 471 SILVER BEACH LAND TRUST  
471 SILVER BEACH ROAD A 11878 BANYAN STREET  
RIVIERA BEACH, FL 33404 PALM BEACH GRADENS, FL 33410  
CODE OFFICER: SHANNEL MONTIQUE

CODE SECTION: 31-606 (A)

LANDSCAPE

CODE SECTION: 302.9

PARKING \*\*

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3. **CASE #ECC-22-00799** NIHAU LLC  
401 SILVER BEACH ROAD 335 E. LINTON BLVD. STE. 2249  
RIVIERA BEACH, FL 33404 DELRAY BEACH, FL 33483  
CODE OFFICER: SHANNEL MONTIQUE

CODE SECTION: 31-606 (A) (10)

LANDSCAPE MAINTENANCE

CODE SECTION: 504.1

GENERAL **COMPLIED**

CODE SECTION: 304.13.2

OPENABLE WINDOWS **COMPLIED**

CODE SECTION: 304.4

STRUCTURAL MEMBERS \*\*

CODE SECTION: 302.4

UNCONTROLLED GROWTH OF VEG \*\*

CODE SECTION: 302.1

SAFETY AND SANITATION \*\*

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**STIP: 60 DAYS/\$100.00**

4. **CASE #ECC-23-00713**  
371 SILVER BEACH ROAD  
RIVIERA BEACH, FL 33404

MCDONALD FAMILY TRUST  
CHRISTOPHER G. MCDONALD TR  
KATHERINE MCDONALD TR  
9190 SADDLECREEK DRIVE  
BOCA RATON, FL 33496  
CODE OFFICER: SHANNEL MONTIQUE

CODE SECTION: 31-606 (A) (10)

LANDSCAPE MAINTENANCE

CODE SECTION: 302.1

SAFETY AND SANITATION

CODE SECTION: 10-4

OCCUPATIONAL LICENSE

CODE SECTION: 302.4

UNCONTROLLED GROWTH OF VEG.

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5. **CASE #ECC-23-00456**  
720 W. 36<sup>TH</sup> STREET  
RIVIERA BEACH, FL 33404

NATHALIE PINDER  
720 W. 36<sup>TH</sup> STREET  
RIVIERA BEACH, FL 33404  
CODE OFFICER: SHANNEL MONTIQUE

CODE SECTION: 31-606 (A) (10)

LANDSCAPE MAINTENANCE

CODE SECTION: 31-607

SWALE MAINTENANCE

CODE SECTION: 302.7

ACCESSORY STRUCTURES \*\*

CODE SECTION: 302.1

SAFETY AND SANITATION \*\*

CODE SECTION: 302.4

UNCONTROLLED GROWTH  
OF VEGETATION \*\*

**STIP: 60 DAYS/\$50.00**

6. **CASE #ECC-23-00901**  
321 W. 30<sup>TH</sup> STREET  
RIVIERA BEACH, FL 33404

BERTHA A. ILES  
321 W. 30<sup>TH</sup> STREET  
RIVIERA BEACH, FL 33404  
CODE OFFICER: SHANNEL MONTIQUE

CODE SECTION: 304.13.3

SHUTTER AND IMPACT  
PROTECTION

CODE SECTION: 304.2

PAINT

CODE SECTION: 31-607

SWALE MAINTENANCE \*\*

CODE SECTION: 31-570

LANDSCAPE MAINTENANCE \*\*

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**CON'T UNTIL NOV. 2023**

7. **CASE #ECC-23-00120**  
3083 AVENUE H E  
RIVIERA BEACH, FL 33404

LARRY GREEN SR. & JANET W.  
MOORE & KAREEM WRIGHT &  
NIKKI WRIGHT & ZORA A. WRIGHT  
2055 S. 58<sup>TH</sup> STREET  
PHILADELPHIA, PA 19143  
CODE OFFICER: SHANNEL MONTIQUE

CODE SECTION: 10-4

OCCUPATIONAL LICENSE

CODE SECTION: 304.2

PAINT

CODE SECTION: 11-7

OVERGROWTH

CODE SECTION: 31-570

LANDSCAPE MAINTENANCE

CODE SECTION: 302.9

PARKING

**CON'T UNTIL NOV. 2023**

8. **CASE #ECC-23-00121**  
3077 AVENUE H E  
RIVIERA BEACH, FL 33404

RUTH ROBINSON  
3077 AVENUE H E  
RIVIERA BEACH, FL 33404  
CODE OFFICER: DARLENE HENRY

CODE SECTION: 31-606 (A)

LANDSCAPE

CODE SECTION: 11-7

OVERGROWTH

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**-----MARQUES MAXWELL-----**

**CON'T FROM AUG. 2023**

9. **CASE #ECC-23-00282**  
1800 AVENUE F  
RIVIERA BEACH, FL 33404

PRATEMA KANAHI  
1800 AVENUE F  
RIVIERA BEACH, FL 33404  
CODE OFFICER: MARQUES MAXWELL

CODE SECTION: 31-606 (A) (10)

LANDSCAPE MAINTENANCE

CODE SECTION: 302.4

UNCONTROLLED GROWTH OF  
VEGETATION

CODE SECTION: 31-607

SWALE MAINTENANCE

CODE SECTION: 302.9

PARKING

CODE SECTION: 302.1

SAFETY AND SANITATION

CODE SECTION: 105.1

PERMIT REQUIRED

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## CON'T FROM AUG. 2023

10. **CASE #ECC-22-01641**  
333 W. 11<sup>TH</sup> STREET  
RIVIERA BEACH, FL 33404
- JSJR RIVIERA LLC  
1220 10<sup>TH</sup> STREET STE. A  
LAKE PARK, FL 33403  
CODE OFFICER: MARQUES MAXWELL
- CODE SECTION: 10-4                      OCCUPATIONAL LICENSE
- CODE SECTION: 302.1                    SAFETY AND SANITATION
- CODE SECTION: 302.7.1                STORAGE/SHIPPING CONTAINERS
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11. **CASE #ECC-23-01451**  
1900 AVENUE G  
RIVIERA BEACH, FL 33404
- SIDNEY W. CAMPBELL  
1618 SW ANDALUSIA RD.  
PORT ST. LUCIE, FL 34953  
CODE OFFICER: MARQUES MAXWELL
- CODE SECTION: 105.1                    PERMIT REQUIRED
- CODE SECTION: 110.1                    INSPECTIONS
- CODE SECTION: 302.4                    UNCONTROLLED GROWTH OF VEG.
- CODE SECTION: 31-606 (A) (10)        LANDSCAPE MAINTENANCE
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12. **CASE #ECC-23-01580**  
COMMERCIAL STREET  
RIVIERA BEACH, FL 33404

JSJR RIVIERA LLC  
1220 10<sup>TH</sup> STREET SUITE A  
LAKE PARK, FL 33403  
CODE OFFICER: MARQUES MAXWELL

CODE SECTION: 10-4

OCCUPATIONAL LIC.

CODE SECTION: 302.7.1

STORAGE/SHIPPING CONTAINERS

CODE SECTION: 31-534 (E)

DOWNTOWN DISTRICTS GENERALLY

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13. **CASE #ECC-22-01645**  
W. 11<sup>TH</sup> STREET  
RIVIERA BEACH, FL 33404

JSJR RIVIERA LLC  
1220 10<sup>TH</sup> STREET SUITE A  
LAKE PARK, FL 33403  
CODE OFFICER: MARQUES MAXWELL

CODE SECTION: 10-4

OCCUPATIONAL LIC.

CODE SECTION: 302.7.1

STORAGE/SHIPPING CONTAINERS

CODE SECTION: 31-534 (E)

DOWNTOWN DISTRICTS GENERALLY

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14. **CASE #ECC-22-00491**  
365 W. 14<sup>TH</sup> STREET  
RIVIERA BEACH, FL 33404

NKW PORTFOLIO IV LLC  
4770 BISCAYNE BLVD. STE. 1080  
MIAMI, FL 33137  
CODE OFFICER: MARQUES MAXWELL

CODE SECTION: 105.1

PERMIT REQUIRED

CODE SECTION: 110.1

INSPECTIONS

CODE SECTION: 304.13.2

OPENABLE WINDOWS

CODE SECTION: 304.14

INSECT SCREENS

CODE SECTION: 305.1

GENERAL

CODE SECTION: 308.1

INFESTATION

CODE SECTION: 504.1

GENERAL

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**STIP: 60 DAYS/\$100.00**

15. **CASE #ECC-21-00010**  
154 W. 16<sup>TH</sup> STREET  
RIVIERA BEACH, FL 33404

JEFFREY S. COZZI  
3573 DEERCREEK PALLADIAN  
CIRCLE UNIT 3  
DEERFIELD BEACH, FL 33442  
CODE OFFICER: MARQUES MAXWELL

CODE SECTION: 10-4

OCCUPATIONAL LICENSE

CODE SECTION: 31-570

DRIVEWAY

CODE SECTION: 31-606 (A)

LANDSCAPE

**CON'T UNTIL OCT. 2023**

16. **CASE #ECC-23-01515**  
173 W. 18<sup>TH</sup> STREET  
RIVIERA BEACH, FL 33404

U1 HOLDINGS LLC  
1404 10<sup>TH</sup> STREET SUITE B  
LAKE PARK, FL 33403  
CODE OFFICER: MARQUES MAXWELL

CODE SECTION: 10-4

OCCUPATIONAL LICENSE

CODE SECTION: 302.9

PARKING

CODE SECTION: 304.2

PAINT

CODE SECTION: 31-606 (A) (10)

LANDSCAPE MAINTENANCE

CODE SECTION: 302.4

UNCONTROLLED GROWTH OF  
VEGETATION

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**-----DARLENE HENRY-----**

**STIP: 60 DAYS/\$100.00**

17. **CASE #ECC-23-01241**  
1180 W. 34<sup>TH</sup> STREET  
RIVIERA BEACH, FL 33404

SHARAN D. WILCOX  
1180 W. 34<sup>TH</sup> STREET  
RIVIERA BEACH, FL 33404  
CODE OFFICER: DARLENE HENRY

CODE SECTION: 302.1

SAFETY & SANITATION

CODE SECTION: 302.9

PARKING

CODE SECTION: 11-7

OVERGROWTH

CODE SECTION: 31-606 (A) (10)

LANDSCAPE MAINTENANCE

18. **CASE #ECC-23-01242**  
1373 W. 36<sup>TH</sup> STREET  
RIVIERA BEACH, FL 33404

JOHN C. BURCH & TARAJUH BURCH  
24 PEBBLE ROAD  
POOLER, GA 31322  
CODE OFFICER: DARLENE HENRY

CODE SECTION: 10-4 OCCUPATIONAL LICENSE  
CODE SECTION: 11-7 OVERGROWTH  
CODE SECTION: 304.2 PAINT  
CODE SECTION: 302.9 PARKING **COMPLIED**  
CODE SECTION: 31-606 (A) (10) LANDSCAPE MAINTENANCE

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19. **CASE #ECC-23-00859**  
1616 W. 31<sup>ST</sup> STREET  
RIVIERA BEACH, FL 33404

JUAN A. GOMEZ & NORMA RAMIREZ  
1616 W. 31<sup>ST</sup> STREET  
RIVIERA BEACH, FL 33404  
CODE OFFICER: DARLENE HENRY

CODE SECTION: 22-1 HOUSE NUMBERS \*\*  
CODE SECTION: 10-4 OCCUPATIONAL LICENSE

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20. **CASE #ECC-23-00143**  
1604 W. 28<sup>TH</sup> STREET  
RIVIERA BEACH, FL 33404

1 AVE S LLC  
628 EDGEBROOK LANE  
ROYAL PALM BEACH, FL 33411  
CODE OFFICER: DARLENE HENRY

CODE SECTION: 10-4

OCCUPATIONAL LICENSE

CODE SECTION: 8-31

LITTER ON OCCUPIED PRIVATE  
PROPERTY

CODE SECTION: 28-71

REQUIRED

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**CON'T FROM AUG. 2023**

21. **CASE #ECC-23-00747**  
1141 W. 34<sup>TH</sup> STREET  
RIVIERA BEACH, FL 33404

SABRINA CHAVERS  
1141 W. 34<sup>TH</sup> STREET  
RIVIERA BEACH, FL 33404  
CODE OFFICER: DARLENE HENRY

CODE SECTION: 11-7

OVERGROWTH

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

GARBAGE CONTAINERS

CODE SECTION: 302.1

SAFETY AND SANITATION

CODE SECTION: 304.2

PAINT

CODE SECTION: 31-606 (A) (10)

LANDSCAPE MAINTENANCE

**CON'T FROM JULY 2023**

22. **CASE #ECC-23-00847**  
1054 W. 26<sup>TH</sup> STREET  
RIVIERA BEACH, FL 33404

CASCADE FUNDING MRTG TRUST  
REVERSE MRTG SOLUTIONS INC  
C/O 14405 WALTERS ROAD SUITE 200  
HOUSTON, TX 77014  
CODE OFFICER: DARLENE HENRY

CODE SECTION: 10-4

OCCUPATIONAL LIC. **COMPLIED**

CODE SECTION: 22-1

HOUSE NUMBERS

CODE SECTION: 11-7

OVERGROWTH

CODE SECTION: 304.2

PAINT

CODE SECTION: 31-607

SWALE MAINTENANCE

CODE SECTION: 31-606 (A) (10)

LANDSCAPE MAINTENANCE

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**-----YOLANDE BOOTHE-----**

23. **CASE #ECC-23-00827**  
1280 W. 2<sup>ND</sup> STREET  
RIVIERA BEACH, FL 33404

WILLIAM L. BURNS &  
MILDRED B. ROBERTS  
1280 W.2<sup>ND</sup> STREET  
RIVIERA BEACH, FL 33404  
CODE OFFICER: YOLANDE BOOTHE

CODE SECTION: 304.2

PAINT

CODE SECTION: 305.3

INTERIOR SURFACES

**ADMINISTRATIVE FEE: \$250.00**

24. **CASE #ECC-23-00384** CPL CONSTRUCTION INC  
625 W. 10<sup>TH</sup> STREET 11635 231<sup>ST</sup> ROAD  
RIVIERA BEACH, FL 33404 LIVE OAK, FL 32060  
CODE OFFICER: YOLANDE BOOTHE

**REPEAT VIOLATOR**

CODE SECTION: 302.4 UNCONTROLLED GROWTH OF VEG.  
CODE SECTION: 31-607 SWALE MAINTENANCE  
CODE SECTION: 31-606 (A) (10) LANDSCAPE MAINTENANCE (R)  
CODE SECTION: 302.1 SAFETY AND SANITATION \*\*

**(CC-21-0089)**

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25. **CASE #ECC-23-00683** FYR SFR BORROWER LLC  
1221 CLEVE H DIXON AVENUE 3505 KOGER BLVD. SUITE 400  
RIVIERA BEACH, FL 33404 DULUTH, GA 30096  
CODE OFFICER: YOLANDE BOOTHE  
  
CODE SECTION: 22-156 BOARDING CERTIFICATES

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26. **CASE #ECC-23-00384** LENA MATTHEWS  
1591 W. 14<sup>TH</sup> STREET 1591 W. 14<sup>TH</sup> STREET  
RIVIERA BEACH, FL 33404 RIVIERA BEACH, FL 33404  
CODE OFFICER: YOLANDE BOOTHE  
  
CODE SECTION: 304.2 PAINT  
CODE SECTION: 31-606 (A) (10) LANDSCAPE MAINTENANCE

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27. **CASE #ECC-23-00075**  
1980 W. 12<sup>TH</sup> STREET  
RIVIERA BEACH, FL 33404

ARILEX LLC  
168 NW 89<sup>TH</sup> TERRACE  
POMPANO BEACH, FL 33071  
CODE OFFICER: YOLANDE BOOTHE

CODE SECTION: 302.4	UNCONTROLLED GROWTH OF VEGETATION	**
CODE SECTION: 302.9	PARKING	**
CODE SECTION: 10-4	OCCUPATIONAL LICENSE	**
CODE SECTION: 31-579 (C) (1)	PARKING AND STORAGE	**
CODE SECTION: 31-607	SWALE MAINTENANCE	
CODE SECTION: 31-606 (A) (10)	LANDSCAPE MAINTENANCE	
CODE SECTION: 302.1	SAFETY & SANITATION	<b>COMPLIED</b>

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28.	<b>CASE #ECC-23-00164</b> 1571 W. 21 <sup>ST</sup> STREET RIVIERA BEACH, FL 33404	BRIDGE SOLUTIONS INC 349 SE 3 <sup>RD</sup> STREET BELLE GLADE, FL 33430 CODE OFFICER: YOLANDE BOOTHE
	CODE SECTION: 302.4	UNCONTROLLED GROWTH OF VEGETATION
	CODE SECTION: 304.1	GENERAL
	CODE SECTION: 10-4	OCCUPATIONAL LICENSE      **
	CODE SECTION: 305.1	GENERAL
	CODE SECTION: 605.1	INSTALLATION
	CODE SECTION: 31-606 (A) (10)	LANDSCAPE MAINTENANCE
	CODE SECTION: 504.1	GENERAL

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29.	<b>CASE #ECC-23-00113</b> 664 W. 2 <sup>ND</sup> STREET RIVIERA BEACH, FL 33404	ROBERT ORTIZ 664 W. 2 <sup>ND</sup> STREET RIVIERA BEACH, FL 33404 CODE OFFICER: YOLANDE BOOTHE
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**COMPLIED ALL, MUST REMAIN**

CODE SECTION: 302.4	UNCONTROLLED GROWTH OF VEGETATION	<b>COMPLIED</b>
CODE SECTION: 304.13.3	SHUTTERS AND IMPACT PROTECTION	<b>COMPLIED</b>
CODE SECTION: 31-607	SWALE MAINTENANCE	<b>COMPLIED</b>

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## STATUS HEARING

30.	CASE# CC-20-0094 OWNER(S): ADDRESS: FINE AMOUNT DUE:	CASE# CC-20-0094 DARIEN M. CAGLE 1407 W. 25 <sup>TH</sup> STREET <u>\$56,400.00</u>
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## UNSAFE STRUCTURES

31.	PCN:	56-43-42-32-12-000-8340 – <b>CONTINUED</b> <b>FROM AUG. 2023</b>
	OWNER(S):	ELITE RAMSAY GROUP LLC
	ADDRESS:	1310 W. 1 <sup>ST</sup> STREET

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## FINAL ORDER EXTENSION REQUESTS

32.	CASE # ECC-23-00642 OWNER(S): ADDRESS: NEW DUE DATE:	<b>CASE # ECC-23-00642</b> KHALID M. HAMID 101 W. 19 <sup>TH</sup> STREET <u>60 DAYS, UNTIL 10/18/2023</u>
33.	CASE # ECC-22-00675 OWNER(S): ADDRESS: NEW DUE DATE:	<b>CASE # ECC-22-00675</b> EST. PRUDENCE CARTWRIGHT 747 W. 10 <sup>TH</sup> STREET <u>60 DAYS, UNTIL 10/13/2023</u>

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**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.**

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**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.**