



AGENDA

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

JANUARY 20, 2022

AT 10:00AM

**RIVIERA BEACH MARINA EVENT CENTER
CITY OF RIVIERA BEACH**

**ALCOLYA J.L. ST. JUSTE, ESQ.
SPECIAL MAGISTRATE**

SPECIAL MAGISTRATE

MONTHLY MEETING AT 10:00A.M.

DATE: THURSDAY, JANUARY 20, 2022

**ROLL CALL: ALCOLYA J.L. ST. JUSTE, ESQ
SPECIAL MAGISTRATE**

SPECIAL MAGISTRATE'S STATEMENT

Good morning,

Today is January 20th, 2022. This code compliance hearing is called pursuant to Chapter 162, Part 1, Florida Statutes. My Name is Alcolya J.L. St. Juste 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, JANUARY 20, 2022 AT 10:00 A.M.

CALL TO ORDER:

CONSIDERATION OF RESCHEDULED CASES:

HEARING OF CASES BEFORE THE SPECIAL MAGISTRATE:

1. CASE #ECC- 22-00017	ESSENCE N. BUTLER
1300 W. 2 ND STREET	1300 W. 2 ND STREET
RIVIERA BEACH, FL 33404	RIVIERA BEACH, FL 33404
	CODE OFFICER: JOHN JOHNSON
CODE SECTION: 22-1	HOUSE NUMBERS **
CODE SECTION: 11-94	INOPERATIVE VEHICLE
CODE SECTION: 11-7	OVERGROWTH
CODE SECTION: 302.1 (PMC)	OUTSIDE EXTERIOR PROPERTY AREA
CODE SECTION: 304.2 (PMC)	PROTECTIVE TREATMENT
CODE SECTION: 31-579 (C) 1A	PARKIN NOT PERMITTED **

2. **CASE #ECC- 22-00018** FLORIDA BOUND PROP LLC
 1146 E. BLUE HERON BLVD. 1170 EMERALD LANE
 RIVIERA BEACH, FL 33404 RIVIERA BEACH, FL 33404
 CODE OFFICER: JOHN JOHNSON

 CODE SECTION: 31-600 (O) DUMPSTER ENCLOSURE

 CODE SECTION: 10-4 OCCUP. LICENSE **

3. **CASE #ECC- 22-00019** SF HOME BUYERS LLC
 168 W. 13TH STREET 3101 N. FEDERAL HWY. SUITE 600
 RIVIERA BEACH, FL 33404 FORT LAUDERDALE, FL 33306
 CODE OFFICER: JOHN JOHNSON

 CODE SECTION: 31-606 (A) LANDSCAPE

 CODE SECTION: 10-4 OCCUPATIONAL LICENSE **

 CODE SECTION: 8-31 LITTER **

 CODE SECTION: 11-7 OVERGROWTH

4.	CASE #ECC- 22-00020 240 E. 23 RD STREET RIVIERA BEACH, FL 33404	DAVID K. SMITH 240 E. 23 RD STREET RIVIERA BEACH, FL 33404 CODE OFFICER: JOHN JOHNSON
	CODE SECTION: 22-1	HOUSE NUMBERS
	CODE SECTION: 31-606 (A)	LANDSCAPE
	CODE SECTION: 304.2 (PMC)	PROTECTIVE TREATMENT

STIP: 60 DAYS/\$100.00

5.	CASE #ECC- 22-00021 370 W. 15 TH STREET RIVIERA BEACH, FL 33404	GIU & TINA CORP 5221 RISING COMET LANE LAKE WORTH, FL 33463 CODE OFFICER: JOHN JOHNSON
	CODE SECTION: 17.5-10 (B) (3)	GARBAGE CONTAINER **
	CODE SECTION: 31-606 (A)	LANDSCAPE
	CODE SECTION: 10-4	OCCUP. LICENSE **
	CODE SECTION: 11-7	OVERGROWTH **
	CODE SECTION: 31-579 (C) 1A	PARKING NOT PERMITTED

6. **CASE #ECC- 22-00022**
172 W. 15TH STREET 1
RIVIERA BEACH, FL 33404

JAVA PROPERTIES CONSTR. LLC
4057 BAHIA ISLE CIRCLE
WELLINGTON, FL 33449
CODE OFFICER: JOHN JOHNSON

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

GARBAGE CONTAINER

CODE SECTION: 31-606 (A)

LANDSCAPE **

CODE SECTION: 11-7

OVERGROWTH **

CODE SECTION: 31-547

WALLS & FENCES **COMPLIED**

STIP: 60 DAYS/\$100.00

7. **CASE #ECC- 22-00023**
32 E. 25TH STREET
RIVIERA BEACH, FL 33404

CASA BUENA CONSTRUCTION LLC
15638 73RD TERRACE N.
PALM BEACH GARDENS, FL 33418
CODE OFFICER: JOHN JOHNSON

CODE SECTION: 31-606 (A)

LANDSCAPE

CODE SECTION: 10-4

OCCUP. LICENSE **COMPLIED**

CODE SECTION: 11-7

OVERGROWTH

8. **CASE #ECC- 22-00025**
1352 DR. MLK JR. BLVD.
RIVIERA BEACH, FL 33404

CHERYL B. JONES
430 W. 37TH STREET
RIVIERA BEACH, FL 33404
CODE OFFICER: JOHN JOHNSON

CODE SECTION: 11-94 INOPERATIVE VEHICLE **

CODE SECTION: 31-606 (A) LANDSCAPE

CODE SECTION: 11-8 NUISANCE **

CODE SECTION: 10-4 OCCUPATIONAL LICENSE

9. **CASE #ECC- 22-00027**
1501 AVENUE H W
RIVIERA BEACH, FL 33404

CAYENA GROUP LLC
1240 NE 83RD STREET
MIAMI, FL 33138
CODE OFFICER: JOHN JOHNSON

CODE SECTION: 31-606 (A) LANDSCAPE

CODE SECTION: 11-7 OVERGROWTH

CODE SECTION: 31-607 SWALE MAINTENANCE

CODE SECTION: 10-15 COMMERCIAL PROPERTY STANDARD

CODE SECTION: 10-4 OCCUPATIONAL LICENSE

STIP: 60 DAYS/\$100.00

10. **CASE #ECC- 22-00028**
1500 W. 12TH COURT
RIVIERA BEACH, FL 33404

IZOLA & VICTOR LUSTER
515 S. MANGONIA CIRCLE
WEST PALM BEACH, FL 33401
CODE OFFICER: JOHN JOHNSON

CODE SECTION: 31-606 (A)

LANDSCAPE

CODE SECTION: 31-607

SWALE MAINTENANCE

STIP: 60 DAYS/\$100.00

11. **CASE #ECC- 22-00029**
1520 W. 11TH STREET
RIVIERA BEACH, FL 33404

MOHAMMED NAYEEM &
SHIEKH RAHMAM
9216 EQUUS CIRCLE
BOYNTON BEACH, FL 33472
CODE OFFICER: JOHN JOHNSON

CODE SECTION: 31-606 (A)

LANDSCAPE

CODE SECTION: 10-4

OCCUPATIONAL LICENSE

CODE SECTION: 31-607

SWALE MAINTENANCE

12. **CASE #ECC- 22-00030**
1501 W. 12TH STREET
RIVIERA BEACH, FL 33404

EDDY LEYBA & SARAH K TRUST
23265 CAROLWOOD LN APT. 10202
BOCA RATON, FL 33428
CODE OFFICER: JOHN JOHNSON

CODE SECTION: 31-606 (A) LANDSCAPE

CODE SECTION: 10-4 OCCUPATIONAL LICENSE

CODE SECTION: 11-7 OVERGROWTH

CODE SECTION: 31-607 SWALE MAINTENANCE

CODE SECTION: 31-547 WALLS & FENCES

STIP: 60 DAYS/\$100.00

13. **CASE #ECC- 22-00031**
40 E. 25TH STREET
RIVIERA BEACH, FL 33404

CASA BUENA CONSTRUCTION LLC
5510 SPRUCE AVENUE
WEST PALM BEACH, FL 33407
CODE OFFICER: JOHN JOHNSON

CODE SECTION: 31-606 (A) LANDSCAPE

CODE SECTION: 10-4 OCCUPATIONAL LICENSE

CODE SECTION: 11-7 OVERGROWTH

-----DARLENE HENRY-----

14. **CASE# ECC- 22-00001** KATHY L. BATES
1133 W. 23RD STREET 1133 W. 23RD STREET
RIVIERA BEACH, FL 33404 RIVIERA BEACH, FL 33404
CODE OFFICER: DARLENE HENRY

CODE SECTION: 11-94

INOPERATIVE VEHICLE

CODE SECTION: 11-7

OVERGROWTH

15. **CASE# ECC- 22-00002** JASPER GRANT
1116 W. 33RD STREET 1116 W. 33RD STREET
RIVIERA BEACH, FL 33404 RIVIERA BEACH, FL 33404
CODE OFFICER: DARLENE HENRY

CODE SECTION: 31-579 (A)

BUSES/TRAILERS **

CODE SECTION: 31-606 (A)

LANDSCAPE

CODE SECTION: 10-4

OCCUPATIONAL LICENSE

CODE SECTION: 11-7

OVERGROWTH

CODE SECTION: 31-579 (C) 1A

PARKING NOT PERMITTED **

CODE SECTION: 31-547

WALLS & FENCES

16. **CASE# ECC- 22-00004**
1264 W. 33RD STREET
RIVIERA BEACH, FL 33404

SHAQUILLE LEWIN
1264 W. 33RD STREET
RIVIERA BEACH, FL 33404
CODE OFFICER: DARLENE HENRY

CODE SECTION: 17.5-11 (A)

ACCUMULATIONS OF DEBRIS

CODE SECTION: 11-94

INOPERATIVE VEHICLE

CODE SECTION: 31-606 (A)

LANDSCAPE

CODE SECTION: 304.2 (PMC)

PROTECTIVE TREATMENT

CODE SECTION: 31-579 (C) 1A

PARKING NOT PERMITTED **

ADMINISTRATIVE FEE: \$250.00

17. **CASE# ECC- 22-00005**
1143 W. 23RD STREET
RIVIERA BEACH, FL 33404

NIVGAYA LLC
1029 N. FLORIDA MANGO RD. STE 14
WEST PALM BEACH, FL 33409
CODE OFFICER: DARLENE HENRY

REPEAT VIOLATOR

CODE SECTION: 31-570

DRIVEWAYS & PARKING

CODE SECTION: 31-606 (A)

LANDSCAPE (R)

CODE SECTION: 10-4

OCCUPATIONAL LICENSE **

CODE SECTION: 8-31

LITTER **

CODE SECTION: 11-7

OVERGROWTH

(CEB 19-088)

18. **CASE# ECC- 22-00007**
1168 AC EVANS STREET 1
RIVIERA BEACH, FL 33404

DAVID NAPIER
1168 AC EVANS STREET 1
RIVIERA BEACH, FL 33404
CODE OFFICER: DARLENE HENRY

CODE SECTION: 31-606 (A)

LANDSCAPE

CODE SECTION: 10-4

OCCUPATIONAL LICENSE

ADMINISTRATIVE FEE: \$250.00

19. **CASE# ECC- 22-00008**
1185 AC EVANS STREET
RIVIERA BEACH, FL 33404

KHALID HAMID
2501 PRES. BARACK OBAMA HWY
RIVIERA BEACH, FL 33404
CODE OFFICER: DARLENE HENRY

REPEAT VIOLATOR

CODE SECTION: 11-94

INOPERATIVE VEHICLE **COMPLIED**

CODE SECTION: 31-606 (A)

LANDSCAPE **COMPLIED (R)**

CODE SECTION: 10-4

OCCUPATIONAL LICENSE

CODE SECTION: 11-7

OVERGROWTH **COMPLIED (R)**

CODE SECTION: 302.1 (PMC)

OUTSIDE EXTERIOR PROPERTY AREA

CODE SECTION: 31-579 (C) 1A

PARKING NOT PERMITTED **COMPLIED**

(CEB 18-005)

20. **CASE# ECC- 22-00013**
1117 W. 31ST STREET
RIVIERA BEACH, FL 33404

BRADLEY HEATH
11580 41ST COURT N.
WEST PALM BEACH, FL 33411
CODE OFFICER: DARLENE HENRY

CODE SECTION: 17.5-10 (B) (3) GARBAGE CONTAINERS **COMPLIED**

CODE SECTION: 31-606 (A) LANDSCAPE

CODE SECTION: 11-7 OVERGROWTH

CODE SECTION: 302.1 (PMC) OUTSIDE PROPERTY EXTERIOR AREA

CODE SECTION: 304.2 (PMC) PROTECTIVE TREATMENT

CODE SECTION: 31-607 SWALE MAINTENANCE

21. **CASE# ECC- 22-00016**
1317 W. 36TH STREET
RIVIERA BEACH, FL 33404

RALPH H. JOHNSON
1360 W. 2ND STREET
RIVIERA BEACH, FL 33404
CODE OFFICER: DARLENE HENRY

CODE SECTION: 17.5-11 (A) ACCUMULATIONS OF DEBRIS

CODE SECTION: 31-579 BOAT/TRAILER

CODE SECTION: 10-15 COMMERCIAL PROPERTY STANDARD

CODE SECTION: 31-606 (A) LANDSCAPE

CODE SECTION: 11-7 OVERGROWTH

FINAL ORDER EXTENSION REQUESTS

- | | | |
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| 22. | AFN #21-00089
OWNER(S):

ADDRESS:
NEW DUE DATE: | CASE# CC-21-0097
FRITZ PAMPHILE CONSTRUCTION
CONSULTANT 1
118 W. BLUE HERON BLVD. 1
150 DAYS, UNTIL <u>12/20/2021</u> |
| 23. | AFN #21-00253
OWNER(S):
ADDRESS:
NEW DUE DATE:

NEW DUE DATE: | CASE# CC-21-0147
EFREM HARRELL
1436 W. 6 TH STREET 1
60 DAYS, UNTIL <u>1/14/2022 – (CPS,</u>
<u>LANDSCAPE & SWALE MAINTENANCE)</u>
90 DAYS, UNTIL <u>1/14/2022 – (OCCUP. LIC)</u> |
| 24. | AFN #21-00251
OWNER(S):
ADDRESS:
NEW DUE DATE: | CASE# CC-21-0145
EAST MIDWEST PARTNERS LLC TRUSTEE
1328 W. 6 TH STREET
120 DAYS, UNTIL <u>01/14/2022</u> |
| 25. | AFN #21-00254
OWNER(S):
ADDRESS:
NEW DUE DATE: | CASE# CC-21-0149
IAN LAZARO OSORIO
1352 W. 6 TH STREET
60 DAYS, UNTIL <u>01/14/2022</u> |
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IMPOSE LIEN

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| 26. | CASE #
OWNER(S):
ADDRESS:
FINE AMOUNT DUE: | CC-19-0044
DAVID K. SMITH
240 E. 23 RD STREET
<u>\$76,300.00</u> |
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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.