



AGENDA

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

JANUARY 21, 2025

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: TUESDAY, JANUARY 21, 2025

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

SPECIAL MAGISTRATE'S STATEMENT

Good morning,

Today is January 21, 2025. This code compliance hearing is called pursuant to Chapter 162, Part 1, Florida Statutes. My Name is **JOHN R. HERIN JR** 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

TUESDAY JANUARY 21, 2024 AT 10:00 A.M.

CALL TO ORDER:

CONSIDERATION OF RESCHEDULED CASES:

HEARING OF CASES BEFORE THE SPECIAL MAGISTRATE:

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

Compliance Must Remain

1. CASE #ECC-24-00353
1510 AVENUE F
RIVIERA BEACH, FL 33404

CODE SECTION: 302.1

CARR CARLTON & WHYTE MARGARET
1510 AVENUE F
RIVIERA BEACH, FL 33404
CODE OFFICER: DARLENE HENRY

SAFETY & SANITATION

2. CASE #ECC-24-00995
2620 LAKE SHORE DR
RIVIERA BEACH, FL 33404

CODE SECTION: 302.4

MHC RIVIERA BEACH LLC
917 W WASHINGTON BLVD MS 316
CHICAGO, IL 60607-2203
CODE OFFICER: DARLENE HENRY

UNCONTROLLED GROWTH
OF VEGETATION

Compliance Must Remain

3. CASE #ECC-24-00394
2520 BROADWAY
RIVIERA BEACH, FL 33404

VIVEX BROADWAY INC
808 BRICKELL KEY DR APT 206
MIAMI, FL 33131-2213
CODE OFFICER: DARLENE HENRY

CODE SECTION: 28-5

PROHIBITED SIGNS

4. CASE #ECC-24-00959
2401 BEACH CT
RIVIERA BEACH, FL 33404

SANDS HOTEL
PO BOX 4507
WEST PALM BEACH, FL 33402
CODE OFFICER: DARLENE HENRY

CODE SECTION: 304.2

PAINT

CODE SECTION: 304.1

GENERAL

CODE SECTION: 304.16

BUILDING SECURITY

5. CASE #ECC-24-00705
401 W 35TH ST
RIVIERA BEACH, FL 33404

MIA ANDREWS
401 W 35TH ST
RIVIERA BEACH, FL 33404
CODE OFFICER: DARLENE HENRY

CODE SECTION: 304.2

PAINT

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

LANDSCAPE MAINTENANCE

6. CASE #ECC-24-00511
195 E 28th ST
RIVIERA BEACH, FL 33404

FYR SFR BORROWER LLC
3505 KROGER
DULUTH, GA 30096
CODE OFFICER: DARLENE HENRY

CODE SECTION: 31-579 (c)(1B)

RESIDENTIAL ZONING DISTRICTS:
PARKING & STORAGE

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

LANDSCAPE MAINTENANCE

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----- **ERIC GRAHAM** -----

7. **CASE #ECC-24-01024**
134 AVENUE G
RIVIERA BEACH, FL 33404

ZHEN LIU
6239 SHADOW TREE LN
LAKE WORTH, FL 33463-8241
CODE OFFICER: ERIC GRAHAM

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

LANDSCAPE MAINTENANCE

8. **CASE #ECC-24-00976**
820 AUSTRALIAN AVE
RIVIERA BEACH, FL 33404

AUGUSTE CHITOLIE
820 AUSTRALIAN AVE
RIVIERA BEACH, FL 33404
CODE OFFICER: ERIC GRAHAM

CODE SECTION: 304.13.3

SHUTTERS & IMPACT PROTECTION

CODE SECTION: 31-607

SWALE MAINTENANCE

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

LANDSCAPE MAINTENANCE

9. **CASE #ECC-24-000973**

SHENNARD JACKSON

1150 W 1ST ST
RIVIERA BEACH, FL 33404

1150 W 1ST ST
RIVIERA BEACH, FL 33404
CODE OFFICER: ERIC GRAHAM

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

LANDSCAPE MAINTENANCE

CODE SECTION: 302.4

UNCONTROLLED GROWTH
OF VEGETATION

10. CASE #ECC-24-01044
587 W 2ND ST
RIVIERA BEACH, FL 33404

BROWN ERNEST TILLMAN SANDRA
587 W 2ND ST
RIVIERA BEACH, FL 33404
CODE OFFICER: ERIC GRAHAM

CODE SECTION: 302.7

ACCESSORY STRUCTURES

CODE SECTION: 302.8

MOTOR VEHICLES

CODE SECTION: 304.2

PAINT

CODE SECTION: 304.3

HOUSE NUMBERS

11. CASE #ECC-24-00398
2401 PRESIDENT BARACK
OBAMA HWY
RIVIERA BEACH, FL 33404

2401 OBAMA LLC
1001 W YAMATO RD STE
BOCA RATON, FL 33431
CODE OFFICER: ERIC GRAHAM

CODE SECTION: 302.4

UNCONTROLLED GROWTH OF
VEGETATION –
Compliance Must Remain

CODE SECTION: 8-31

LITTER ON OCCUPIED
PRIVATE PROPERTY
Compliance Must Remain

CODE SECTION: SEC. 31-551

PRINCIPAL ARTERIAL DESIGN
STANDARDS OVERLAY
Compliance Must Remain

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

LANDSCAPE MAINTENANCE

12. CASE #ECC-24-00769

757 W 2ND ST
RIVIERA BEACH, FL 33404

BRENDELLA FORBES

757 W 2ND ST
RIVIERA BEACH, FL 33404
CODE OFFICER: ERIC GRAHAM

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

LANDSCAPE MAINTENANCE

13. CASE #ECC-24-00346

547 W 4TH ST
RIVIERA BEACH, FL 33404

AVUBEN RIVIERA LLC

17880 NE 9TH PL
MIAMI, FL 33162
CODE OFFICER: ERIC GRAHAM

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

LANDSCAPE MAINTENANCE

STIPULATION AGREEMENT: 30 DAYS/\$50

14. **CASE #ECC-24-00105**
906 W 2ND ST
RIVIERA BEACH, FL 33404

ANNETTE DILWORTH
906 W 2ND STREET
RIVIERA BEACH, FL 33404
CODE OFFICER: ERIC GRAHAM

CODE SECTION: 31-606

LANDSCAPE

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

15. **CASE #ECC-24-00822**
1415 W 26TH CT
RIVIERA BEACH, FL 33404

CARGILL MARTHA D E EST
1415 W 26TH CT
RIVIERA BEACH, FL 33404
CODE OFFICER: JOHN JOHNSON

CODE SECTION: 304.2

PAINT

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

LANDSCAPE MAINTENANCE

16. **CASE #ECC-24-00810**
1490 W 36TH ST
RIVIERA BEACH, FL 33404

HASKELL THOMAS JR
1490 W 36TH ST
RIVIERA BEACH, FL 33404
CODE OFFICER: JOHN JOHNSON

CODE SECTION: 304.3

HOUSE NUMBER

CODE SECTION: 304.2

PAINT

CODE SECTION: 302.8

MOTOR VEHICLES

CODE SECTION: 17.5-11(A)

ACCUMULATIONS OF DEBRIS

CODE SECTION: 11-7

OVERGROWTH

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

LANDSCAPE MAINTENANCE

STIPULATION AGREEMENT: 60 DAYS/\$100

17. **CASE #ECC-24-01016**
1196 W 34TH ST
RIVIERA BEACH, FL 33404

NICHOLAS ANLIMAH
1196 W 34TH ST
RIVIERA BEACH, FL 33404
CODE OFFICER: JOHN JOHNSON

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

LANDSCAPE MAINTENANCE

STIPULATION AGREEMENT: 60 DAYS/\$100

18. **CASE #ECC-24-00890**
VACANT LOT W OF
1076 W 30TH ST 1
RIVIERA BEACH, FL 33404

WINSTON MANNING
3023 LAUREL RIDGE CIR
RIVIERA BEACH, FL 33404
CODE OFFICER: JOHN JOHNSON

CODE SECTION: 11-7

OVERGROWTH – Complied Must Remain

CODE SECTION: 302.7

ACCESSORY STRUCTURES

19. **CASE #EEC-24-00739**
DRIVEWAY S OF
2721 AVENUE S A-2
RIVIERA BEACH, FL 33404

**HARDEO KHATOON &
HARDEO SOMDATH**
3851 SW 128TH AVE
MIRAMAR, FL 33027-2820
CODE OFFICER: JOHN JOHNSON

CODE SECTION: 302.4

UNCONTROLLED GROWTH
OF VEGETATION

CODE SECTION: 31-570

DRIVEWAY

STIPULATION AGREEMENT: 60 DAYS/\$100

20. **CASE #ECC-24-00429**
2657 PRESIDENT BARACK OBAMA
HWY
RIVIERA BEACH, FL 33404

2657 INVESTMENT LLC
1920 PALM BEACH LAKES BLVD #207
WEST PALM BEACH, FL 33409
CODE OFFICER: JOHN JOHNSON

CODE SECTION: SEC. 31-600 (O)

GENERAL PROVISIONS

STIPULATION AGREEMENT: 60 DAYS/\$100

21. **CASE #ECC-24-00821**
1100 W 26TH CT
RIVIERA BEACH, FL 33404

WILFREDO SANTOS
1100 W 26TH CT
RIVIERA BEACH, FL 33404
CODE OFFICER: JOHN JOHNSON

CODE SECTION: 31-579(C)(1A)

PARKING NOT PERMITTED

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

LANDSCAPE MAINTENANCE

FINAL ORDER EXTENSION

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

ADDRESS: 155 E BLUE HERON BLVD RIVIERA BEACH, FL 33404
EXTENSION:180 DAYS NEW DUE DATE: 5/20/2025

FINAL REDUCTION REQUESTS

23. **CASE #ECC-24-00172**

OWNERS(S): ORR RAN PROPERTIES

ADDRESS: 833 W 4th ST RIVIERA BEACH, FL 33404

PAYMENT DUE WITH IN: 30 DAYS NEW DUE DATE: 2/21/2025

\$ TO \$456.74 WITHIN 30 DAYS

24. **CASE #CC-21-0107 (LINKED CEB-24-00007)**

OWNERS(S): SAMMIE JOHNSON, CHARLES MATHIS EST,
GEROGOE MATHIS III EST, PATRICIA M SIMON EST, & RALPH MATHIS.

ADDRESS: 723 W 10th ST RIVIERA BEACH, FL 33404

PAYMENT DUE WITH IN: 120 Days NEW DUE DATE: 5/21/2025

\$ TO \$8,610 WITHIN 120 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 PARENTHESSES.

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.