



AGENDA

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

**JUNE 16, 2026
AT 10:00AM**

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

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

SPECIAL MAGISTRATE

MONTHLY MEETING AT 10:00A.M.

DATE: TUESDAY, JUNE 16, 2026

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

CITY ATTORNEY – ALYSSA SALMAN, ESQ

SPECIAL MAGISTRATE'S STATEMENT

Good morning,

Today is **June 16, 2026**. 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

TUESDAY JUNE 16, 2026, AT 10:00 A.M.

CALL TO ORDER:

CONSIDERATION OF RESCHEDULED CASES:

HEARING OF CASES BEFORE THE SPECIAL MAGISTRATE:

----- Tricia Taylor-Johnson / Rashard Williams-----

- | | |
|------------------------------|----------------------------------|
| 1. CASE #ECC-25-01086 | KARLA BUSTOS |
| 1610 W 11 th St | 13500 NE 3 RD CT #416 |
| RIVIERA BEACH, FL 33404 | MIAMI, FL 33161 |

CODE SECTION:

- 17.5-11 (A) - Accumulations of Debris
 - 302.7 - Accessory Structures
 - 302.9 – Parking
 - 304.2 – Paint
 - 304.3 - House Numbers
 - 31-579(c)(1b) - Residential zoning districts: Parking and Storage
 - 31-607 - Swale Maintenance
 - 31-606(a)(10) - Landscape maintenance - (a) General
-

2. **CASE #ECC 25-01089**
340 W 28TH STREET
RIVIERA BEACH, FL 33404

PETRA JONES
2560 CANTERBURY DR S
RIVIERA BEACH, FL 33404

CODE SECTION:

302.4 - Uncontrolled Growth of Vegetation - Complied

31-607 - Swale Maintenance

31-606(a)(10) - Landscape Maintenance - (a) General - Complied

3. **CASE #ECC-25-01104**
101 E. 27TH ST #1
RIVIERA BEACH, FL 33404

BRADSHAW FAMILY TRUST
P.O. BOX 30812
PALM BEACH GARDENS, FL 33420

CODE SECTION:

17.5-10 (B) (3) - Garbage Containers - Complied

302.8 – Motor Vehicles

4. **CASE #ECC-25-01107**
131 E 27TH ST 1
RIVIERA BEACH, FL 33404

JUNAID & CO. LLC C/O JUNAID VENTURES
6412 MELALEUCA LANE
GREENACRES, FL 33463

CODE SECTION:

17.5-10 (B) (3) - Garbage Containers

22-1 – House Numbers

STIPULATION 60 DAYS / \$100

5. CASE #ECC-25-01109
220 E. 27TH STREET E
RIVIERA BEACH, FL 33404

WALTON BLVD LLC
C/O ANNETTE C WHITNEY
513 U.S. HIGHWAY 1 STE 111
NORTH PALM BEACH, FL 33408

CODE SECTION:

17.5-10 (B) (3) - Garbage Containers - **Complied**
302.8 – Motor Vehicles

6. CASE #ECC-25-01117
1620 W. 11TH ST
RIVIERA BEACH, FL 33404

LAMARIA L. NIXON
649 SW 3RD ST
BELLE GLADE, FL 33430

CODE SECTION:

304.2 – Paint
31-570 – Driveway – Construction
31-579(c)(1b) - Residential zoning districts: Parking and Storage - **Complied**
31-606 (A) – Landscaping
31-607 - Swale Maintenance

7. **CASE #ECC-25-01173**
440 W BLUE HERON BLVD A
RIVIERA BEACH, FL 33404

**A1A ARTISTIC INTELLIGENCE ANALYSTS
LLC C/O MR. ORI LEVIN**
3505 S OCEAN DRIVE 614
HOLLYWOOD, FL 33019

CODE SECTION :

302.8 - Motor Vehicles
31-606 (A) - Landscaping

8. **CASE #ECC-25-01294**
V/LOT N of 46 W 20TH ST
RIVIERA BEACH, FL 33404

RBY LLC
C/O CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

CODE SECTION:

302.10 – Defacement of Property
302.7 - Accessory Structures

STIPULATION 60 DAYS / \$100

9. CASE #ECC 25-00127
1715 BROADWAY
RIVIERA BEACH, FL 33404

JOHN R WHEATLEY & 1715 BROADWAY
C/O STEVEN MCCARTHY
4229 MARK STREET
TEQUESTA, FL 33469

CODE SECTION:

10-15 – Commercial Property Standards
302.4 – Uncontrolled Growth of Vegetation
304.2 – Paint
31-570 – Driveway - Construction
31-606(a)(10) - Landscape Maintenance - (a) General

10. CASE #ECC 26-00229
2121 BROADWAY
RIVIERA BEACH, FL 33404

JENNIFER R. GRADY
206 BILBAO STREET
RIVIERA BEACH, FL 33404

CODE SECTION:

302.1 - Safety and Sanitation - Safety and Sanitation

----- **Brandon McDowell** -----

STIPULATION 90 DAYS / \$100

11. CASE #ECC 25-01345
1216 W. 35TH ST
RIVIERA BEACH, FL 33404

JERRY CARN
1216 W 35TH STREET
RIVIERA BEACH, FL 33404

CODE SECTION:

302.9 – Parking
304.2 – Paint
304.3 – House Numbers
31-570 – Driveway
31-606(a)(10) - Landscape Maintenance - (a) General

12. CASE #ECC 25-01374
1265 W 34TH ST
RIVIERA BEACH, FL 33404

DENNIS F HARRIS & VERSIE G HARRIS
1645 42ND STREET
WEST PALM BEACH, FL 33407

CODE SECTION:

304.2 – Paint
304.3 – House Numbers

13. **CASE #ECC 25-01402**
2624 AVENUE S A
RIVIERA BEACH, FL 33404

SEAN BOGART
24 WALKER ROAD
HOPEWELL, NY 12533

CODE SECTION:

31-570 – Driveway
302.4 - Uncontrolled Growth of Vegetation
31-606(a)(10) - Landscape maintenance - (a) General

14. **CASE #ECC 25-01403**
2624 AVENUE S E
RIVIERA BEACH, FL 33404

SEAN BOGART
24 WALKER ROAD
HOPEWELL, NY 12533

CODE SECTION:

302.4 - Uncontrolled Growth of Vegetation
31-570 – Driveway
31-606(a)(10) - Landscape Maintenance - (a) General

15. CASE #26-00003
1338 W 23RD ST
RIVIERA BEACH, FL 33404

JAMES E ROBERTS & RODNEY ROBERTS
5429 BELLEVILLE RD
WEST PALM BEACH, FL 33417

CODE SECTION:

10-4 - Occupational License – **Skip**
302.7 - Accessory Structures - **Complied**
304.2 – Paint - **Complied**
304.6 – Exterior Walls - **Complied**
308.1 – Infestation - **Skip**
31-607 - Swale Maintenance
31-606(a)(10) - Landscape Maintenance - (a) General

STIPULATION 60 DAYS / \$100

16. CASE #ECC-26-00119
2000 W 23RD STREET
RIVIERA BEACH, FL 33404

VENIGAMILLA SRINIVAS &
KATTA SUREKHA TRUST
208 PENNOCK TRACE DRIVE
JUPITER, FL 33458

CODE SECTION

17.5-11 (A) - Accumulations of Debris
302.4 - Uncontrolled Growth of Vegetation
31-607 - Swale Maintenance
31-606(a)(10) - Landscape Maintenance - (a) General

----- Aidan Wentworth -----

17. CASE #ECC-26-00093
1310 W 1ST STREET
RIVIERA BEACH, FL 33404

RJARVELO LLC
C/O CAREY LAW GROUP, PA
1801 INDIAN ROAD, STE 103
WEST PALM BEACH, FL 33409

CODE SECTION:

Uncontrolled Growth of Vegetation
31-607 - Swale Maintenance
31-606(a)(10) - Landscape Maintenance - (a) General

18. CASE #ECC-26-00120
1000 INDIAN TRACE CIR
RIVIERA BEACH, FL 33404

1000 INDIAN TRACE CIRCLE FL OWNER
LLC C/O CORPORATION SERVICE CO.
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

CODE SECTION:

301.1 - Scope - Complied
302.8 - Motor Vehicles

19. **CASE #ECC-26-00121**
1000 INDIAN TRACE CIR
BUILDING 1008 APT 104
RIVIERA BEACH, FL 33404

1000 INDIAN TRACE CIRCLE FL OWNER
LLC C/O CORPORATION SERVICE CO.
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

CODE SECTION:

305.1 – General
404.7.1 – Kitchen Facilities
603.1 – Mechanical Appliances

20. **CASE #ECC-26-00122**
1650 W. 12TH CT
RIVIERA BEACH, FL 33404

KAAN OZTURK & TUGBA AKINCAKIR
C/O 2425 PRESIDENTIAL WAY #2006
WEST PALM BEACH, FL 33401

CODE SECTION:

404.7.1 – Kitchen Facilities
502.1 – Dwelling Units

21. **CASE #ECC-26-00143**
1000 INDIAN TRACE CIR
RIVIERA BEACH, FL 33404

1000 INDIAN TRACE CIRCLE FL OWNER
LLC C/O CORPORATION SERVICE CO.
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

CODE SECTION:

10-132 – Business Tax Receipt Required – Business Tax Receipt Required

22. **CASE #ECC-26-00155**
1000 INDIAN TRACE CIR
BUILDING 14
RIVIERA BEACH, FL 33404

1000 INDIAN TRACE CIRCLE FL OWNER
LLC C/O CORPORATION SERVICE CO.
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

CODE SECTION:

304.2 – Paint
308.1 – Infestation - Complied

COMPLIED

23. **CASE #ECC-26-00161**
1000 INDIAN TRACE CIR
BUILDING 7 UNIT 303
RIVIERA BEACH, FL 33404

1000 INDIAN TRACE CIRCLE FL OWNER
LLC C/O CORPORATION SERVICE CO.
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

CODE SECTION:

404.7.1 – Kitchen Facilities

24. **CASE #ECC-26-00171**
1000 INDIAN TRACE CIR
BUILDING 7 UNIT 106
RIVIERA BEACH, FL 33404

1000 INDIAN TRACE CIRCLE FL OWNER
LLC C/O CORPORATION SERVICE CO.
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

CODE SECTION:

304.13 - Window, Skylight and Door Frames
404.7.1 – Kitchen Facilities
603.1 - Mechanical Appliances

25. **CASE #ECC-26-00173**
1000 INDIAN TRACE CIR
BUILDING 6 UNIT 105
RIVIERA BEACH, FL 33404

1000 INDIAN TRACE CIRCLE FL OWNER
LLC C/O CORPORATION SERVICE CO.
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

CODE SECTION:

304.13 - Window, Skylight and Door Frames - Complied

305.3 - Interior Surfaces

603.1 - Mechanical Appliances - Complied

26. **CASE #ECC-26-00193**
1000 INDIAN TRACE CIR
BUILDING 8 UNIT 103
RIVIERA BEACH, FL 33404

1000 INDIAN TRACE CIRCLE FL OWNER
LLC C/O CORPORATION SERVICE CO.
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

CODE SECTION:

305.1 - General

404.7.1 – Kitchen Facilities

603.1 - Mechanical Appliances

Complied

27. **CASE #ECC-26-00201**
1000 INDIAN TRACE CIR
BUILDING 4 UNIT 105
RIVIERA BEACH, FL 33404

1000 INDIAN TRACE CIRCLE FL OWNER
LLC C/O CORPORATION SERVICE CO.
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

CODE SECTION:

305.1 - General

502.1 – Dwelling Units

603.1 - Mechanical Appliances

FINAL ORDER EXTENSIONS

28.CASE ECC 25-01404
2624 AVENUE S #M
RIVIERA BEACH, FL 33404

REAL ESTATE NATIONAL LLC
C/O ARIEL YISRAELIAN
84 W. 21ST STREET
RIVIERA BEACH, FL 33404

CODE SECTIONS:

302.4 - Uncontrolled Growth of Vegetation
31-570 – Driveway
Sec. 31-606(a)(10) - Landscape maintenance

Extension: 60 DAYS

NEW COMPLIANCE DATE: 08/16/2026

29.CASE ECC 25-01405
2624 AVENUE S #I
RIVIERA BEACH, FL 33404

REAL ESTATE NATIONAL LLC
C/O ARIEL YISRAELIAN
84 W. 21ST STREET
RIVIERA BEACH, FL 33404

CODE SECTIONS:

302.4 - Uncontrolled Growth of Vegetation
31-570 – Driveway
Sec. 31-606(a)(10) - Landscape maintenance

Extension: 60 DAYS

NEW COMPLIANCE DATE: 08/16/2026

FINE REDUCTION REQUESTS

30. CASE CEB-26-00003

1610 AC EVANS ST
56-43-42-29-29-014-0080
RIVIERA BEACH, FL 33404

SAMARY MARGOT HERNANDEZ
HENZ INVESTMENTS LLC
4141 POT O GOLD ST
WEST PALM BEACH, FL 33406-3920

Original Fine Amount:
\$126,450.00

Approved Fine Reduction Amount
\$6,322.50

31. CASE ECC 24-00841

131 W 35TH STREET 1
56-43-42-28-30-002-0170
RIVIERA BEACH, FL 33404

LUCKSON PERICLES
1533 NW 3RD AVENUE
FT. LAUDERDALE, FL 33311

Original Fine Amount:
\$12,400.00

Approved Fine Reduction Amount
\$620.00

32. CASE ECC 24-00999

554 W. 1ST ST
56-43-42-33-11-000-2170
RIVIERA BEACH, FL 33404

SVEN RUEGG
17944 36TH CT N
LOXAHATCHEE, FL 33470-5431

Original Fine Amount:
\$52,800.00

Approved Fine Reduction Amount
\$2,497.50

33. CASE ECC 23-02035

1260 W. 10TH ST
RIVIERA BEACH, FL 33404

MILES M COLEMAN
1260 W 10TH ST
RIVIERA BEACH, FL 33404

Original Fine Amount:
\$199,000

Approved Fine Reduction Amount
\$5,838.73

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.

**Start: _____ A.M.
Ended: _____ A.M./P.M.**