

**A Special Magistrate Hearing was held on November 5, 2025.  
The hearing was called to order at 1:32 PM, Adjourned at 4.43 PM**

**Code Enforcement and City Representatives Present:**

Kevin Wagner, Special Magistrate  
Lawonda Warren, Assistant City Attorney  
Latoya Thompson, Code Officer  
Enrique Fernandez, Code Enforcement Administrator  
Amy Alvarez, Assistant Development Services Director

**Owners and/or Respondents Present:**

Gary Rice, Property Owner

**Minutes approved for the following dates** :10/1/2025, 10/15/2025.

**Changes to the agenda approved:**

**Postponed Cases:** Code25-000272;Code25-000329;Code25-000346

**Cases closed prior to hearing:** Code25-000229;Code25-000338;Code25-000372

**1. Code25-000269**

**Owners Name: Dominique M. & Gary H. Rice**

**Property Address: 1230 S Ocean Blvd**

**Presented by: Enrique Fernandez**

**Violation- 100.01(A)(1)(C) Existence of Weeds, Trash and Vegetation upon Lands Prohibited**

The property owner Gary Rice was present at the hearing.

Amy Alvarez , Assistant Development Services Director, testified that an easement violation was reported to the City's permitting department for investigation. Based on official City records, it was determined that a single parcel property was replatted into two individual lots now identified as 1230 S Ocean Blvd and 1260 S Ocean Blvd. City records also identified an existing drainage easement between the two properties.

Assistant City Attorney, Lawonda Warren, questioned Assistant Director Alvarez on the investigation findings and entered 4 exhibits into evidence without any objections.

Enrique Fernandez, Code Enforcement Administrator presented the case and provided 2 pictures as evidence. The city requests the owner remove the vegetation obstructing the drainage easement within 14 days or pay \$250.00 per day for noncompliance.

Assistant City Attorney, Lawonda Warren, questioned the Administrator regarding the details of the case and entered exhibits 5 and 6 into evidence without objection.

Owner Gary Rice testified that the city never notified him of a vegetation violation, nor did they object to the builder erecting a fence between the two properties.

Special Magistrate ordered that the owner bring the property into compliance within 30 days. The fine was withheld, pending a fine assessment hearing after the 30 days.

## **2. Code25-000121**

**Owners Name: Christopher W. Kratky**

**Property Address: 126 Seabreeze Ave**

**Presented by: Code Officer Latoya Thompson**

**Violation- Erosion And Sediment Controls 4.6.17(D) (4)**

The property owner was not present at the hearing.

Code officer Latoya Thompson provided details of an illicit discharge violation and presented 1 new picture as evidence. This is a noncompliance case, and the owner was ordered to pay a one-time fine of \$3500.00. The city requests a lien of \$3,500.00 to be assessed against the property for noncompliance.

Assistant City Attorney, Lawonda Warren, questioned the code officer regarding the details of the case and entered exhibit 1 into evidence without objection.

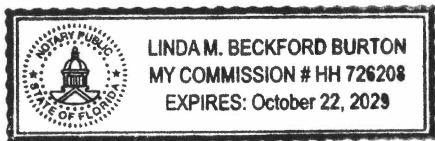
Special Magistrate ordered that a lien of \$3,500.00 be assessed against the property for noncompliance.

Adjournment : 4.43 PM

Special Magistrate Hearing  
November 5, 2025  
Meeting Minutes

The undersigned is the Secretary of the Special Magistrate, and the information provided herein is the minutes of the meeting of said Special Magistrate Hearing on November 5, 2025, which minutes were formally approved and adopted by the Special Magistrate on January 7, 2026.

ATTEST:

  
\_\_\_\_\_  
MAGISTRATE  
\_\_\_\_\_  
MAGISTRATE LIAISON

NOTE TO READER: If the minutes you have received are not completed as indicated above, this means they are not the official minutes of the (Board Name). They will become official minutes only after review and approval, which may involve some amendments, additions, or deletions.