

**A Special Magistrate Hearing was held on January 7, 2026.
The hearing was called to order at 1:32 PM, Adjourned at 3:59 PM**

Code Enforcement and City Representatives Present:

Kevin Wagner, Special Magistrate
Lawonda Warren, Assistant City Attorney
Connor Lee, Code Officer
Latoya Thompson, Code Officer
Reggie Williams , Code Officer
Enrique Fernandez, Code Enforcement Administrator
Phil Thompson, Code Enforcement Supervisor
Steve Tobias, Building & Inspection Administrator
Patrick Lyons, Inspector II
Madison Brown, Development Permit Manager

Owners and/or Respondents Present:

Edward Hurwitz, Owner
Geraldine Scuderi, Owner
Benny Benisella, Contractor
Javier Rosas, Owner
Cornelio Severino, Director of Operations
Michael Litchko, Owner
James Thomas, Owner
Jeff Castello, Attorney Representative

Minutes approved for the following dates : 11/5/2025

Changes to the agenda approved:

Cases closed prior to hearing: CODE25-000303; CODE25-000312; CODE25-000367;
CODE25-000409; CODE25-000418

1. Code25-000258

Owner's Name: Andrew Emmenegger & Edward Hurwtiz & Tabitha Thein & Rodrigues
P Marilia Torres

Property Address: 114 SW 9th Ave

Presented by: Code Officer, Reggie Williams

Violation- 2.4.13 (B) Procedures for obtaining building permit

The property owner, Edward Hurwtiz was present at the hearing.

Code officer Reggie Williams provided details of a work without permit violation and presented 4 exhibits as evidence. The city requests owner obtain an approved permit within 30 days or a daily fine of \$100 for noncompliance.

Assistant City Attorney, Lawonda Warren, questioned the officer regarding the violation and entered the 4 exhibits into evidence without objections.

Owner Edward Hurwitz testified that a general contractor was hired, and permit application has been submitted. He requests that the city allow him 60 days to come into compliance.

Special Magistrate, Kevin Wagner, ordered that the owner bring the property into compliance within 45 days or \$150 daily fine until compliance.

2. Code25-000341

Owners Name: Giles & Geraldine A. Scuderi
Property Address: 200 S Ocean Blvd Unit: B-133
Presented by: Code Officer, Latoya Thompson

Violation- 2.4.13 (B) Building Permits

Property owner, Geraldine Scuderi and contractor, Vincent Biasello, was present at the hearing.

Code officer Latoya Thompson details of work without permit violation and presented 5 exhibits as evidence. The city requests owners obtain an approved permit within 30 days or a daily fine of \$100 for noncompliance.

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

Contractor, Vincent Biasello testified that he spoke with city personnel: Steve Tobias and Pat Lyons, who told him that if the deck dimensions were unchanged; a permit would not be needed for the work at the property.

Building & Inspection Administrator, Steve Tobias, testified that a building permit would be required for the stated scope of work completed at the property.

Inspector II, Pat Lyons, testified that a building permit would be required for the stated scope of work completed at the property.

Special Magistrate, Kevin Wagner, ordered that the owner obtain an approved permit within 45 days or \$150 daily fine until compliance.

3. Code25-000362

Owners Name: John Cleristor

Property Address: 911 SW 6th Ave

Presented by: Code Officer, Reggie Williams

Violation- 2.4.13 (B) Procedures for Obtaining Building Permit

The property owner was not present at the hearing.

Code officer Reggie Williams provided details of work without permit violation and presented 10 exhibits as evidence. The city requests the owner obtain an approved permit within 30 days or a daily fine of \$100 for noncompliance.

Assistant City Attorney, Lawonda Warren, questioned the code officer regarding the details of the case and entered the 10 exhibits into evidence without objection.

Special Magistrate, Kevin Wagner, questioned the code officer regarding the details of the case and ordered that the owner obtain an approved permit within 30 days or \$100 daily fine until compliance.

4. Code25-000374

Owners Name: William R. Burke Jr.

Property Address: 123 E Atlantic Ave

Presented by: Code Officer, Connor Lee

Violation- 4.6.7 (F)(1) Signs Requiring Permits, 2.4.13 (B) Building Permits

The property owner was not present at the hearing.

Code officer Connor Lee provided details of an unpermitted awning and sign violation and presented 2 exhibits as evidence. The city requests owner obtains an approved permit within 30 days or a daily fine of \$100 for noncompliance.

Assistant City Attorney, Lawonda Warren, questioned the code officer regarding the details of the case and entered the 2 exhibits into evidence without objection.

Special Magistrate, Kevin Wagner, questioned the code officer regarding the details of the case and ordered that the owner obtain an approved permit within 30 days or \$100 daily fine until compliance.

5. Code25-000384

Owners Name: Granite Worthing LLC

Registered Agent: Corporate Creations Network Inc R/A

Property Address:32 SE 2nd Ave

Presented by: Code Officer, Connor Lee

Violation- Zoning Certificate of Use 2.4.6(C), 2.4.13 (B) Building Permits

Director of Operations, Cornelio Severino was present at the hearing.

Code officer Connor Lee provided details of unpermitted alterations & zoning certificate of use violations and presented 8 exhibits as evidence. The city requests owner obtains an approved permit for the interior and exterior alterations within 30 days or a daily fine of \$100 for noncompliance.

Assistant City Attorney, Lawonda Warren, questioned the code officer regarding the details of the case and entered the 8 exhibits into evidence without objection.

Director of Operations, Cornelio Severino, testified that Disk Jockey booth (DJ) was immediately removed. He inquired about action steps regarding changes to the floor plan. He was advised to reach out to the city's Planning department for guidance.

Special Magistrate, Kevin Wagner, ordered that the owner bring the property into compliance within 30 days or \$100 daily fine until compliance.

6. Code25-000394

Owners Name: Rosebud Ray Shops LLC

Registered Agent: CM Rac, Inc. R/A

Property Address:245 NE 2nd Ave

Presented by: Code Officer, Connor Lee

Violation- 2.4.13 (B) Building Permits

The property owner, Javier Rosas, was present at the hearing.

Code officer Connor Lee provided details of an unpermitted parking lot restriping violation and presented 3 exhibits as evidence. The city requests owner obtains an approved permit within 30 days or a daily fine of \$100 for noncompliance.

Assistant City Attorney, Lawonda Warren, questioned the code officer regarding the details of the case and entered the 3 exhibits into evidence without objection.

Owner, Javier Rosas, testified that the required payments have been made and they are pending to have the inspection done.

Special Magistrate, Kevin Wagner, ordered that the owner obtain an approved permit within 30 days or \$100 daily fine until compliance.

7. Case#2025-003887

Owners Name: 400 W Atlantic Ave LLC
Registered Agent: Laurence I. Blair R/A
Property Address: 404 W Atlantic Ave
Presented by: Code Officer, Connor Lee

Violation- 2.4.13 (B) Building Permits

The property owner, James Thomas, was present at the hearing.

Code officer Connor Lee provided details of an unpermitted Tent violation and presented 1 old exhibit and 3 new exhibits as evidence. This is a noncompliance case, with accrued fines of \$21,300.00. The city requests a lien of \$21,300.00 to be assessed against the property and a daily fine of \$150 for noncompliance.

Assistant City Attorney, Lawonda Warren, entered the 3 new exhibits into evidence without objection.

Owner, James Thomas, testified that he is in the process of evicting the tenant for nonpayment and the requested lien would pose a hardship to him and his family.

Special Magistrate, Kevin Wagner, ordered to stay the fines for 30 days and reset case for a status hearing at the next Special Magistrate hearing.

8. Code25-000038

Owners Name: Michael & Lisa Litchko
Property Address: 45 NW 8th Ave
Presented by: Code Officer, Connor Lee

Violation- 4.6.19 (F) (1-2) Tree Pruning

The property owner, Michael Litchko, was present at the hearing.

Code officer Connor Lee provided details of unpermitted tree pruning violation and presented 5 exhibits as evidence. This is a noncompliance case, previously heard by a Code Board as the owner failed to meet with city staff to bring the property into compliance per previous board order dated August 14th 2025. The city requests the owner meet with city staff to find a process to bring property into compliance or a daily fine of \$100 for noncompliance.

Assistant City Attorney, Lawonda Warren, entered the 5 exhibits into evidence without objection.

Owner, Michael Litchko, insists on having the case heard before the Special Magistrate, and agreed to waiving his right to appeal the Special Magistrate's findings.

Special Magistrate, Kevin Wagner, ordered that owner meet with city staff within 10 days to find a process to bring property into compliance or a daily fine of \$100 for noncompliance.

OLD BUSINESS – 3 cases were heard together

9. Case # 2023-013368

Owners Name: GCG Real Estate Holdings LLC

Registered Agent: Kenneth Goldberg R/A

Property Address: SW 10th St (Vacant Lot)

Presented by: Code Enforcement Supervisor, Phil Cartwright

10. Case# 2023-013454

Owners Name: GCG Real Estate Holdings LLC

Registered Agent: Kenneth Goldberg R/A

Property Address: SW 10th St (Vacant Lot)

Presented by: Code Enforcement Supervisor, Phil Cartwright

11. Case# 2023-013515

Owners Name: GCG Real Estate Holdings LLC

Registered Agent: Kenneth Goldberg R/A

Property Address: 1180 SW 10th St

Presented by: Code Enforcement Supervisor, Phil Cartwright

Violation- 2.4.13 (B) Building Permits

Hearing Status Update

Code Enforcement Supervisor, Phil Cartwright provided details of the cases, and no new exhibits were presented. Cases are in noncompliance and require that the owner apply for and obtain approved permit and come into compliance, before the liens can be considered for reduction. The city requests the property comes into compliance by obtaining approved permit.

Assistant City Attorney, Lawonda Warren, questioned Code Supervisor, Cartwright, on the details of the cases.

Madison Brown, Development Permit Manager, testified on behalf of the permitting department. She provided a clear definition on what an approved permit is.

Attorney Representative, Jeff Castello appeared on behalf of the property owner. He requested that the city release all liens allowing the owner to secure financing on the property.

Special Magistrate, Kevin Wagner, denied the request.

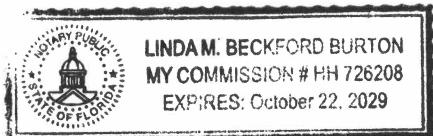
Adjournment: 3.59 PM

Special Magistrate Hearing
January 7, 2026
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 January 7, 2026, which minutes were formally approved and adopted by the Special Magistrate on February 05, 2026.

ATTEST:

MAGISTRATE



Linda Burton

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.