



CITY OF HOMESTEAD SPECIAL MAGISTRATE HEARING AGENDA

**** PLEASE TURN OFF ALL ELECTRONIC DEVICES PRIOR TO ENTERING COUNCIL CHAMBERS ****

THURSDAY, JUNE 18, 2026 AT 2:00 PM

CITY HALL | 1ST FLOOR | COUNCIL CHAMBERS 100 CIVIC CT, HOMESTEAD, FL 33030

I. Call To Order

II. Roll Call

III. Approval of Previous Minutes

IV. Swearing In

V. Pledge of Allegiance

VI. Lien Mitigations

- 1. 1022 NW 2 AVE JUANITO MONTERROSO MAIRA GASPAR
REQUEST FOR REDUCTION**

VII. Civil Citations

- 1. CC-26-00080-TKT - ALEDITH ENTERPRISES INC TRS LAND TRUST**
Code Case Assigned To: Andres Garcia
Code Case Description: ALLOWING A COMMERCIAL GARBAGE DUMPSTER TO
OVERFLOW
Violation Code Number: 23.5-4
Address: 41 NW 6TH AVE HOMESTEAD, FL 33030

- 2. CC-26-00139-TKT - 1590 HOMESTEAD % COASTAL PROPERTIES INC**
Code Case Assigned To: Kyre Johnson
Code Case Description: NOISE VIOLATION/LANDSCAPING ACTIVITY OCCURRING
AFTER PERMITTED HOURS
Violation Code Number: 19-23
Address: 1690 NE 8TH ST HOMESTEAD, FL 33033

- 3. CC-26-00146-TKT - SEABOARD COASTLINE RR CO % J I WILKERSON**
Code Case Assigned To: Yairis Chapelli
Code Case Description: RAILROAD CROSSING ROADWAY IS CRACKED, UNEVEN,
AND DETERIORATED ALONG THE RAIL LINES, CREATING A TRAFFIC SAFETY
HAZARD.
Violation Code Number: 19-3
Address: 10-7813-000-0570

4. CC-26-00148-TKT - SAMUEL COLEMAN

Code Case Assigned To: Rozell Palmer
Code Case Description: SIDEWALK CONSTRUCTION DEBRIS DISPOSED OF
BEHIND HOME ILLEGALLY
Violation Code Number: 23.5-5 (A)
Address: 426 SW 9TH AVE HOMESTEAD, FL 33030

5. CC-26-00149-TKT - JORGE ALEJANDRO HERNANDEZ MORALES JASMINE DEMO IABONI

Code Case Assigned To: Yairis Chapelli
Code Case Description: TREE ABUSE - HATRACKING
Violation Code Number: 29-12 (H)
Address: 25 SW 17TH AVE HOMESTEAD, FL 33030

6. CC-26-00150-TKT - LISBETH BASNUEVO

Code Case Assigned To: Rozell Palmer
Code Case Description: EXCESSIVE BULK PLACED OUT FOR PICK UP,
CONSTRUCTION DEBRIS.
Violation Code Number: 23.5-6 (C)
Address: 1492 EGRET RD HOMESTEAD, FL 33035

VIII. Previously Heard

1. CC-25-01129-NOV - CASTLE INDUSTRIAL PARK LLC

Code Case Assigned To: Andres Garcia
Code Case Description: ACCESSORY STRUCTURE IN DISREPAIR - TIKI HUT ROOF
THATCH FALLING OFF.
Violation Code Number: 30-403
Address: 305 S FLAGLER AVE HOMESTEAD, FL 33030

2. CC-25-01130-NOV - CASTLE INDUSTRIAL PARK LLC

Code Case Assigned To: Andres Garcia
Code Case Description: CHAIN LINK FENCE IN DISREPAIR
Violation Code Number: 6-197 (4)
Address: 305 S FLAGLER AVE HOMESTEAD, FL 33030

3. CC-25-01131-NOV - CASTLE INDUSTRIAL PARK LLC

Code Case Assigned To: Andres Garcia
Code Case Description: HOUSE NUMBER IN DISREPAIR - MISSING NUMBER
Violation Code Number: 6-272
Address: 305 S FLAGLER AVE HOMESTEAD, FL 33030

4. CC-25-01253-NOV - DAYRON PERERA TORRES

Code Case Assigned To: Kyre Johnson
Code Case Description: RV EXPANDED
Violation Code Number: 30-433 (I)(1)
Address: 406 NW 7TH ST HOMESTEAD, FL 33030

5. CC-25-01258-NOV - RENZO GUSTAVO CAHUANA

Code Case Assigned To: Kyre Johnson
Code Case Description: EXPANDED RV
Violation Code Number: 30-433 (I)(1)
Address: 535 NW 7TH ST HOMESTEAD, FL 33030

6. CC-26-00259-NOV - CAROLYN A ZELNIO BEAU ELROY ARNASON BRIAN E ARNASON TRS

Code Case Assigned To: Jeffery Lind
Code Case Description: PROPERTY MAINTENANCE. (PRESSURE WASHING OR PAINTING REQUIRED.)
Violation Code Number: 15-133
Address: 140 NW 10TH ST HOMESTEAD, FL 33030

7. CC-26-00624-NOV - WILLSU PROPERTIES LLC

Code Case Assigned To: Christopher Mentor
Code Case Description: LARGE COMMERCIAL SIGN IN DISREPAIR STATE.
Violation Code Number: 23-90 (C)
Address: 310 E MOWRY DR HOMESTEAD, FL 33030

8. CC-26-00713-NOV - R AND A FIRST INVESTMENTS LLC

Code Case Assigned To: Christopher Mentor
Code Case Description: RV EXTENDED
Violation Code Number: 30-433 (I)(1)
Address: 1200 NW 9TH ST HOMESTEAD, FL 33030

9. CC-26-01548-NOV - CRISTE LLC

Code Case Assigned To: Rozell Palmer
Code Case Description: BULK TRASH PLACED OUT TOO EARLY
Violation Code Number: 23.5-6 (C)
Address: 806 NW 8TH ST HOMESTEAD, FL 33030

IX. New Business

1. CC-25-00518-NOV - ORLANDO RUIZ

Code Case Assigned To: Elizabeth Flores
Code Case Description: TERRACE IN THE REAR OF THE PROPERTY
Violation Code Number: 6-36
Address: 246 NE 32ND TER HOMESTEAD, FL 33033

2. CC-26-00334-NOV - LUIS M SILVA

Code Case Assigned To: Jeffery Lind
Code Case Description: CHICKENS ON PROPERTY WITH CHICKEN COUPE
Violation Code Number: 4-41
Address: 430 NE 1ST RD HOMESTEAD, FL 33030

3. CC-26-00335-NOV - ARMANDO SERGIO ROMERO

Code Case Assigned To: Jeffery Lind
Code Case Description: MULTIPLE RVS IN BACK OF THE PROPERTY
Violation Code Number: 30-443 (H)(1)
Address: 305 NE 1ST RD HOMESTEAD, FL 33030

4. CC-26-00690-NOV - TAKIA K SMART

Code Case Assigned To: Christopher Mentor
Code Case Description: EXTERIOR OF STRUCTURE NEEDS TO BE PRESSURE
WASHED/
Violation Code Number: 15-133
Address: 1261 SE 20TH RD HOMESTEAD, FL 33035

5. CC-26-00710-NOV - SAMUEL CAMARGO

Code Case Assigned To: Jeffery Lind
Code Case Description: EXCESSIVE OUTDOOR STORAGE IN THE FRONT AND
REAR OF THE PROPERTY.
Violation Code Number: 19-1 (9)
Address: 773 NW 10TH ST HOMESTEAD, FL 33030

6. CC-26-00774-NOV - LJR PARTNERS LLC

Code Case Assigned To: Lilian Valencia
Code Case Description: THE COMMERCIAL PARKING LOT MUST BE RESTRIPE
AND RESURFACED. ALL PARKING SPACES SHALL BE CLEARLY STRIPED AND
SHALL INCORPORATE APPROPRIATE WHEEL STOPS. PARKING MUST COMPLY
WITH THE APPLICABLE PARKING STANDARDS FOR USES WITHIN THE CITY.
Violation Code Number: 30-443 (A)
Address: 327 N KROME AVE HOMESTEAD, FL 33030

**7. CC-26-00808-NOV - US BANK TR CO N A TRS C/O SELECT PORTFOLIO SVCG
INC BEAR STEARNS ASSET BACKED SECURITIES I LLC**

Code Case Assigned To: Christopher Mentor
Code Case Description: ROOF WORK DONE ON PROPERTY WITH NO PERMIT
Violation Code Number: 6-36
Address: 1974 SE 23RD CT HOMESTEAD, FL 33035

8. CC-26-00811-NOV - GOMEZ FAMILY PROPERTIES LLC

Code Case Assigned To: Lilian Valencia
Code Case Description: ALL PARKING SPACES SHALL BE CLEARLY STRIPED AND
SHALL INCLUDE APPROPRIATE WHEEL STOPS. THE FOLLOWING PARKING
STANDARDS APPLY TO ALL USES WITHIN THE CITY. THE COMMERCIAL PARKING
LOT IS IN NEED OF RESTRIPE. A PERMIT IS REQUIRED PRIOR TO
PERFORMING THIS WORK.
Violation Code Number: 30-443 (A)
Address: 426 N KROME AVE HOMESTEAD, FL 33030

9. CC-26-01007-NOV - JOSE MANUEL GARCIA, IVETTE BRAVO

Code Case Assigned To: Christopher Mentor
Code Case Description: TERRACE IN THE BACK NO PERMIT
Violation Code Number: 6-36

Address: 2450 SE 14TH CT HOMESTEAD, FL 33035

10. CC-26-01050-NOV - ANA DIAZ

Code Case Assigned To: Jeffery Lind
Code Case Description: NEGLECTED HOUSE NUMBERS
Violation Code Number: 6-271 (A)
Address: 445 NW 8TH ST HOMESTEAD, FL 33030

11. CC-26-01100-NOV - DIANA DAMELI CALAFELL

Code Case Assigned To: Christopher Mentor
Code Case Description: CANOPY IN THE BACK NO PERMIT
Violation Code Number: 6-36
Address: 2475 SE 15TH CT HOMESTEAD, FL 33035

12. CC-26-01163-NOV - REDLAND WAREHOUSE III LLC

Code Case Assigned To: Lilian Valencia
Code Case Description: OPERATING WITHOUT A BUSINESS LICENSE. (BUSINESS
NAME: IGLESIA CENTRO DE FE INC AT 1307 NW 2ND ST)
Violation Code Number: 16-17 (A)
Address: 1301 NW 2ND ST HOMESTEAD, FL 33030

13. CC-26-01164-NOV - REDLAND WAREHOUSE III LLC

Code Case Assigned To: Lilian Valencia
Code Case Description: OPERATING WITHOUT A BUSINESS LICENSE (CIPRIANO'S
WOOD SHOP AT 1313 NW 2 ST)
Violation Code Number: 16-17 (A)
Address: 1301 NW 2ND ST HOMESTEAD, FL 33030

14. CC-26-01166-NOV - REDLAND WAREHOUSE III LLC

Code Case Assigned To: Lilian Valencia
Code Case Description: ALL PARKING SPACES SHALL BE CLEARLY STRIPED AND
SHALL INCORPORATE APPROPRIATE WHEELSTOPS. THE FOLLOWING PARKING
STANDARDS SHALL APPLY TO ALL USES WITHIN THE CITY. A PERMIT IS
REQUIRED. COMMERCIAL PARKING LOT REQUIRES RESTRIPING AND REPAIR
POTHLES
Violation Code Number: 30-443 (A)
Address: 1301 NW 2ND ST HOMESTEAD, FL 33030

15. CC-26-01190-NOV - MANUEL & MARTHA NUNEZ & ARGUELLES J B BLOCK INC

Code Case Assigned To: Jeffery Lind
Code Case Description: PROPERTY MAINTENANCE (CONSTRUCTION DEBRIS)
Violation Code Number: 6-198 (C)(2)(C)
Address: 1121 NW 8TH ST HOMESTEAD, FL 33030

16. CC-26-01214-NOV - ZULEIKA ROSALES

Code Case Assigned To: Yairis Chapelli
Code Case Description: SWALE NEEDS TO BE RE-SOD
Violation Code Number: 19-95 (D)

Address: 424 SW 12TH AVE HOMESTEAD, FL 33030

17. CC-26-01429-NOV - IRIDIEJU CORPORATION

Code	Case	Assigned	To:	Yairis	Chapelli
Code	Case	Description:	RV	EXPANDED	
Violation	Code	Number:	30-433	(I)(1)	
Address: 245 NW 8TH AVE HOMESTEAD, FL 33030					

X. Adjournment