

**TOWN OF REDINGTON BEACH  
CODE ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA**

**Tuesday, August 19<sup>th</sup>, 2025  
Town of Redington Beach Assembly Hall  
Jorge Martin, Special Magistrate  
10:00am**

**ORDER OF BUSINESS:**

1. Call to Order
2. Special Magistrate Opening Statement
3. Administration of Oath to Petitioners / Respondents / Witnesses
4. Cases:
  - a. **Continued cases**

**ITEM: 01 / Case Number RB25-0128**

MATTER: Code Violation(s)

OWNER: **MARY J DUHME REVOCABLE TRUST  
C/O DUHME, MARY J**

NOTICE ADDRESS: **15514 REDINGTON DR  
REDINGTON BEACH, FL 33708-1738**

VIOLATION ADDRESS: **15514 REDINGTON DR  
REDINGTON BEACH, FL 33708**

VIOLATION(S):

CODE SECTION(S): **ARTICLE V. – ABANDONED REAL PROPERTY**

VIOLATION(S): **Sec. 12-113.** - Maintenance Requirements.

- a) *Properties subject to this article shall be kept free of weeds, overgrown brush, dead vegetation, trash, junk, debris, building materials, any accumulation of newspapers, circulars, flyers, notices, except those required by federal, state, or local law, discarded personal items included, but not limited to, furniture, clothing, large and small appliances, printed material or any other items that give the appearance that the property is abandoned.*
- b) *Visible front and side yards shall be landscaped and maintained to the neighborhood standard at the time registration was required.*
- c) *Landscape shall include, but is not limited to, grass, ground covers, bushes, shrubs, hedges or similar plantings, decorative rock, bark or artificial turf/sod designed specifically for residential installation. Landscape shall not include weeds, gravel, broken concrete, asphalt or similar material.*

- d) *Maintenance shall include, but is not limited to, watering, irrigation, cutting, and mowing of required landscape and removal of all trimmings and palm fronds.*
- e) *Pools and spas shall be kept in working order so that the water remains free and clear of pollutants and debris. Pools and spas shall comply with the enclosure requirements of the Town of Redington Beach Code of Ordinances and Florida Building Code, as amended from time to time.*

**ITEM: 02 / Case Number RB25-0112**

MATTER: Code Violation(s)

OWNER: **ESTRADA, ANGEL  
ESTRADA, MARILYN**

NOTICE ADDRESS: **16252 GULF BLVD  
REDINGTON BEACH, FL 33708-1630**

VIOLATION ADDRESS: **16252 GULF BLVD  
REDINGTON BEACH, FL 33708**

VIOLATION(S):

CODE SECTION(S): **ARTICLE VIII. - SHORT TERM RENTAL REGULATIONS**

VIOLATION(S): **Sec. 12-160.** - Registration Required.

*As of February 1, 2023, a vacation rental registration shall be required to operate a vacation rental within the town, utilizing forms promulgated by the town. The town clerk may extend the date that such registration is required by notice on the town's website should the town not publish forms and fees for registration by January 20, 2023. Prior to the issuance of a vacation rental registration, the responsible person has the affirmative duty to ensure that the dwelling unit and property in or on which the vacation rental is or will be located, is in full compliance with the town code. F.S. Chapter 509, the Florida Building Code, the Florida Administrative Code, and the Florida Fire Prevention Code. A separate vacation rental registration shall be required for each vacation rental. The operation of a vacation rental without registration after the date registration is required shall be a violation of this article, except in the instance of providing accommodations to fulfill a rental contract existing as of December 21, 2022.*

**ITEM: 03 / Case Number RB25-0115**

MATTER: Code Violation(s)

OWNER: **3807 PELICAN INVESTMENTS LLC  
C/O MATTHEWS, JASON**

NOTICE ADDRESS: **301 W PLATT ST UNIT 343  
TAMPA, FL 33606-2292**

VIOLATION ADDRESS: **207 161ST AVE  
REDINGTON BEACH, FL 33708**

VIOLATION(S):

CODE SECTION(S): **ARTICLE VIII. - SHORT TERM RENTAL REGULATIONS**

VIOLATION(S): **Sec. 12-160.** - Registration Required.

*As of February 1, 2023, a vacation rental registration shall be required to operate a vacation rental within the town, utilizing forms promulgated by the town. The town clerk may extend the date that such registration is required by notice on the town's website should the town not publish forms and fees for registration by January 20, 2023. Prior to the issuance of a vacation rental registration, the responsible person has the affirmative duty to ensure that the dwelling unit and property in or on which the vacation rental is or will be located, is in full compliance with the town code. F.S. Chapter 509, the Florida Building Code, the Florida Administrative Code, and the Florida Fire Prevention Code. A separate vacation rental registration shall be required for each vacation rental. The operation of a vacation rental without registration after the date registration is required shall be a violation of this article, except in the instance of providing accommodations to fulfill a rental contract existing as of December 21, 2022.*

**b. New Cases**

**ITEM: 04 / Case Number RB25-0147**

MATTER: Code Violation(s)

OWNER: **BALMORES, WARREN  
BALMORES, ALEXANDRA**

NOTICE ADDRESS: **1 SLAB BRANCH RD  
MEDFORD, NJ 08055-8186**

VIOLATION ADDRESS: **15908 2<sup>ND</sup> St E  
REDINGTON BEACH, FL 33708**

VIOLATION(S):

CODE SECTION(S): **ARTICLE V. – ABANDONED REAL PROPERTY**

VIOLATION(S): **Sec. 12-113.** - Maintenance Requirements.

- a) Properties subject to this article shall be kept free of weeds, overgrown brush, dead vegetation, trash, junk, debris, building materials, any accumulation of newspapers, circulars, flyers, notices, except those required by federal, state, or local law, discarded personal items included, but not limited to, furniture, clothing, large and small appliances, printed material or any other items that give the appearance that the property is abandoned.*
- b) Visible front and side yards shall be landscaped and maintained to the neighborhood standard at the time registration was required.*
- c) Landscape shall include, but is not limited to, grass, ground covers, bushes, shrubs, hedges or similar plantings, decorative rock, bark or artificial turf/sod designed specifically for residential installation. Landscape shall not include weeds, gravel, broken concrete, asphalt or similar material.*
- d) Maintenance shall include, but is not limited to, watering, irrigation, cutting, and mowing of required landscape and removal of all trimmings and palm fronds.*
- e) Pools and spas shall be kept in working order so that the water remains free and clear of pollutants and debris. Pools and spas shall comply with the enclosure requirements of the Town of Redington Beach Code of Ordinances and Florida Building Code, as amended from time to time.*

**ITEM: 05 / Case Number RB25-0167**

MATTER: Code Violation(s)

OWNER: **DE LA TORRE, JOSE  
DE LA TORRE, ANNA**

NOTICE ADDRESS: **2611 COCO PALM CIR  
WESLEY CHAPEL, FL 33543-4030**

VIOLATION ADDRESS: **16333 REDINGTON DRIVE  
REDINGTON BEACH, FL 33708**

VIOLATION(S):

CODE SECTION(S): **ARTICLE II. - ABATEMENT OF PUBLIC NUISANCES**

VIOLATION(S): **Sec. 12-32.** – Excessive growth of weeds

***Sec. 12-32. - Excessive growth of weeds, grasses, turf, or other vegetation.***

*All owners, agents, custodians, lessees, and occupants of any lot, parcel of land, or premises with the town shall cut and keep cut all weeds, grasses, turf, underbrush, or other vegetation to a height not to exceed 12 inches; shall edge and trim all grass abutting street curbing; and shall remove any cuttings, trimmings, trash, debris, refuse, filth or other offensive accumulation or noxious matter located upon such property.*

**5. Town Attorney Matters (as needed)**

**6. Adjournment / Hearing Closed**

Any person who decides to appeal the decision of the Code Enforcement Special Magistrate with respect to any matter considered at this hearing will need a record of the proceedings, and for such purposes, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Record is not provided by the Town of Redington Beach.