



**ACTION AGENDA
SPECIAL MAGISTRATE**

January 25, 2022
12:00 p.m.

SPECIAL MAGISTRATE
Attorney Robert D. Pritt

CITY COUNCIL CHAMBERS, 2200 SECOND STREET, FORT MYERS, FLORIDA

Special Magistrate reads opening statement.		Administered.
Public input on non-public hearing items.		None.
Pledge of Allegiance to the flag of the U.S.A.		Administered.
Clerk administers oath to all parties addressing the Special Magistrate.		Administered.
Clerk announces all agenda items to be heard.		Administered.
AGENDA ITEMS 1-28 LISTED AS NEW BUSINESS		
1.	Request approval for minutes from the November 23, 2021 Special Magistrate Hearing.	Minutes approved by Robert D. Pritt Esq.
2.	Case Number: COD-008977-2021 Cited Address: 4160 Ambrosia Dr. Building Official Brent Brewster Date Case Initiated: 08-04-21 Property Owner: SOUTHWEST PROPERTIES INVESTMEN Notice of Violation Served On: 11-08-21 Ward: 2	WITHDRAWN AND RESCHEDULED FOR 03-22-22 SPECIAL MAGISTRATE HEARING
3.	Case Number: COD-007305-2021 Cited Address: 1211 Caloosa Pointe Building Official Brent Brewster Date Case Initiated: 07-14-21 Property Owner: ERICKSON KENNETH JOSEPH Notice of Violation Served On: 11-02-21 Ward: 5	DISMISSED DUE TO COMPLIANCE 12-15-21



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4.	Case Number: COD-008527-2021 Cited Address: 1235 Carlene Ave. Building Official Brent Brewster Date Case Initiated: 07-29-21 Property Owner: BHATT AJAY & HERNANDEZ MARIA CLEMENCIA Notice of Violation Served On: 11-03-21 Ward: 5	DISMISSED DUE TO COMPLIANCE 01-10-22
5.	Case Number: COD-008987-2021 Cited Address: 4740 S. Cleveland Ave. Building Official Brent Brewster Date Case Initiated: 08-04-21 Property Owner: ALTERNATIVE LABORATORIES LLC Notice of Violation Served On: 11-05-21 Ward: 5	WITHDRAWN AND RESCHEDULED FOR 03-22-22 SPECIAL MAGISTRATE HEARING
6.	Case Number: COD-004077-2021 Cited Address: 3771 Edgewood Ave. Building Official Brent Brewster Date Case Initiated: 05-18-21 Property Owner: LUCAS CHANDLER M. & LUCAS SHIRLEY K. Notice of Violation Served On: 08-05-21 Ward: 4	DISMISSED DUE TO COMPLIANCE 12-30-21
7.	Case Number: COD-007415-2021 Cited Address: 2840 Grand Ave. 209. Building Official Brent Brewster Date Case Initiated: 07-15-21 Property Owner: SILVERCREEK REALTY INVESTMENTS Notice of Violation Served On: 10-26-21 Ward: 3	WITHDRAWN AND RESCHEDULED FOR 03-22-22 SPECIAL MAGISTRATE HEARING
8.	Case Number: COD-007825-2021 Cited Address: 2926 Holly Rd. Building Official Brent Brewster Date Case Initiated: 07-21-21 Property Owner: HANSON WILLIAM R. & MICA N. Notice of Violation Served On: 10-20-21 Ward: 4	WITHDRAWN AND RESCHEDULED FOR 03-22-22 SPECIAL MAGISTRATE HEARING



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9.	Case Number: COD-006008-2021 Cited Address: 2400 Hunter St. Building Official Brent Brewster Date Case Initiated: 06-28-21 Property Owner: JANVIER MARIE VIOLETTA & BOISBEL JEAN DEBERNY Notice of Violation Served On: 10-05-21 Ward: 3	WITHDRAWN AND RESCHEDULED FOR 03-22-22 SPECIAL MAGISTRATE HEARING
10.	Case Number: COD-007766-2021 Cited Address: 3707 Nelson Tillis Blvd. #203 Building Official Brent Brewster Date Case Initiated: 07-20-21 Property Owner: HOUSING AUTHORITY OF THE CITY Notice of Violation Served On: 10-21-21 Ward: 1	WITHDRAWN AND RESCHEDULED FOR 03-22-22 SPECIAL MAGISTRATE HEARING
11.	Case Number: COD-005791-2021 Cited Address: 3484 Palm Ave Building Official Brent Brewster Date Case Initiated: 06-16-21 Property Owner: JESSIE'S PROPERTIES LLC + HARGER PROPERTIES LLC Notice of Violation Served On: 10-19-21 Ward: 3	WITHDRAWN AND RESCHEDULED FOR 03-22-22 SPECIAL MAGISTRATE HEARING
12.	Case Number: COD-003560-2021 Cited Address: 4030 Umbria Ln. #4181 Building Official Brent Brewster Date Case Initiated: 04-23-21 Property Owner: SOUTHWEST PROPERTIES INVESTMEN Notice of Violation Served On: 09-02-21 Ward: 2	WITHDRAWN AND RESCHEDULED FOR 03-22-22 SPECIAL MAGISTRATE HEARING
13.	Case Number: COD-007704-2021 Cited Address: 3837 Washington Ave. Building Official Brent Brewster Date Case Initiated: 07-20-21 Property Owner: PINA JAUN C. + RESENDIZ FAVIOLA Notice of Violation Served On: 10-21-21 Ward: 1	WITHDRAWN AND RESCHEDULED FOR 03-22-22 SPECIAL MAGISTRATE HEARING



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14.	Case Number: COD-004714-2021 Cited Address: 3405 Winkler Ave. #210 Building Official: Brent Brewster Date Case Initiated: 06-03-21 Property Owner: CHIAROT BRUNO Notice of Violation Served On: 09-02-21 Ward: 3	DISMISSED DUE TO COMPLIANCE 01-12-22
15.	Case Number: COD-011404-2021 Cited Address: 3150 Economy St. A. Code Officer: Casey White Date Case Initiated: 09-29-21 Property Owner: 3150 ECONOMY STREET LLC Notice of Violation Served On: 11-04-21 Ward: 2	DISMISSED DUE TO COMPLIANCE 01-18-22
16.	Case Number: COD-010579-2021 Cited Address: 3120 Michigan Ave. Code Officer: Casey White Date Case Initiated: 08-25-21 Property Owner: HARBOR CHAPEL INC. Notice of Violation Served On: 10-13-21 Ward: 1	DISMISSED DUE TO COMPLIANCE 01-18-22
17.	Case Number: COD-011151-2021 Cited Address: 4217 Capulet Ln. #105 Code Officer: Mark Rodriguez Date Case Initiated: 09-21-21 Property Owner: HOUSING AUTHORITY OF THE CITY Notice of Violation Served On: 11-01-21 Ward: 1	WITHDRAWN 01-12-22
18.	Case Number: COD-010861-2021 Cited Address: 309 Clara St. Code Officer: Mark Rodriguez Date Case Initiated: 09-10-21 Property Owner: PRITCHARD DARLANE V Notice of Violation Served On: 10-12-21 Ward: 1	DISMISSED DUE TO COMPLIANCE 01-11-22



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19.	Case Number: COD-011170-2021 Cited Address: 142 Francis Ave. Code Officer: Mark Rodriguez Date Case Initiated: 09-21-21 Property Owner: WATKINS JWANA YASMIN Notice of Violation Served On: 10-28-21 Ward: 1	Case presented by Code Officer Mark Rodriguez. Zekiah Watkins, Representative, presented the case. Code Enforcement Field Supervisor Tom Smith presented the city's recommendations. The Special Magistrate Robert D. Pritt found the defendant guilty. It was Ordered that all violations must be abated by February 22, 2022, or a fine of \$150.00 per day be imposed retroactive to January 25, 2021 and capped at \$5,000.00.
20.	Case Number: COD-007468-2021 Cited Address: 3754 Lora St. Code Officer: Mark Rodriguez Date Case Initiated: 07-16-21 Property Owner: DIXON MICHAEL Notice of Violation Served On: 08-24-21 Ward: 1	Case presented by Code Officer Mark Rodriguez. Larry Simons, Representative, presented the case. Code Enforcement Field Supervisor Tom Smith presented the city's recommendations. The Special Magistrate Robert D. Pritt found the defendant guilty. It was Ordered that all violations must be abated by March 22, 2022, or a fine of \$150.00 per day be imposed retroactive to January 25, 2021 and capped at \$5,000.00.
21.	Case Number: COD-010544-2021 Cited Address: 116 Lucille Ave. Code Officer: Mark Rodriguez Date Case Initiated: 08-24-21 Property Owner: GRANTLEY MARY L. Notice of Violation Served On: 10-27-21 Ward: 2	DISMISSED DUE TO COMPLIANCE 01-11-22



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22.	<p>Case Number: COD-004206-2021 Cited Address: 206 Maria St. Building Official Mark Rodriguez Date Case Initiated: 05-25-21 Property Owner: MONRROY-MORALES SERGIO J + CRUZ NATALY L. Notice of Violation Served On: 07-21-21 Ward: 1</p>	<p>Case presented by Code Officer Mark Rodriguez. Sergio J. Monrroy, Property Owner, presented the case. Code Enforcement Field Supervisor Tom Smith presented the city's recommendations. The Special Magistrate Robert D. Pritt found the defendant guilty. It was Ordered that all violations must be abated by March 22, 2022, or a fine of \$150.00 per day be imposed retroactive to January 25, 2021 and capped at \$5,000.00.</p>
23.	<p>Case Number: COD-010079-2021 Cited Address: 305 Rosemont Dr. Code Officer: Mark Rodriguez Date Case Initiated: 08-18-21 Property Owner: BOWKER THOMAS HALL Notice of Violation Served On: 09-20-21 Ward: 1</p>	<p>DISMISSED DUE TO COMPLIANCE 01-11-22</p>
24.	<p>Case Number: COD-006002-2021 Cited Address: 5237 Red Cedar Dr. #24 Code Officer: John Sellers Date Case Initiated: 06-28-21 Property Owner: LURIN REAL ESTATE HOLDINGS XVI Notice of Violation Served On: 07-07-21 Ward: 5</p>	<p>DISMISSED DUE TO COMPLIANCE 01-19-22</p>
25.	<p>Case Number: COD-011821-2021 Cited Address: 2939 Lincoln Blvd. Code Officer: Adam Dees Date Case Initiated: 10-19-21 Property Owner: SWAIN SR ESTATE LLC Notice of Violation Served On: 11-03-21 Ward: 2</p>	<p>Case presented by Code Officer Adam Dees. No one in attendance representing property owner. Code Enforcement Field Supervisor Tom Smith presented the city's recommendations. The Special Magistrate Robert D. Pritt found the defendant guilty. It was Ordered that all violations must be abated by February 22, 2022, or a fine of \$150.00 per day be imposed retroactive to January 25, 2021 and capped at \$5,000.00.</p>



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26.	<p>Case Number: COD-006585-2021 Cited Address: 624 Fairview Ave. Code Officer: Jean Paul Ibanez Date Case Initiated: 07-06-21 Property Owner: UNKNOWN HEIRS OF LANDRUM JOHN Notice of Violation Served On: 09-14-21 Ward: 1</p>	DISMISSED DUE TO COMPLIANCE 01-25-22
27.	<p>Case Number: COD-009283-2021 Cited Address: 622 Prospect Ave. Code Officer: Jean Paul Ibanez Date Case Initiated: 08-09-21 Property Owner: NGUYEN XUAN GIAP Notice of Violation Served On: 10-18-21 Ward: 1</p>	DISMISSED DUE TO COMPLIANCE 01-19-22
28.	<p>Case Number: COD-007888-2021 Cited Address: PROPERTY OWNED BY COLLIGAN COLLEEN TR FOR 1721 TARGET LAND TRUST Building Official: Jean Paul Ibanez Date Case Initiated: 07-21-21 Property Owner: PROPERTY OWNED BY COLLIGAN COLLEEN TR FOR 1721 TARGET LAND TRUST Notice of Violation Served On: 08-31-21 Ward: 2</p>	Case presented by Code Officer Adam Dees. No one in attendance representing property owner. Code Enforcement Field Supervisor Tom Smith presented the city's recommendations. The Special Magistrate Robert D. Pritt found the defendant guilty. It was Ordered that all violations must be abated by February 22, 2022, or a fine of \$150.00 per day be imposed retroactive to January 25, 2021 and capped at \$5,000.00.



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	AGENDA ITEMS 29-30 LISTED AS OLD BUSINESS	
29.	<p>Mitigation:</p> <p>Case Number: COD-001162-2020 Cited Address: 1452 Grove Ave. Property Owner: DELORETO JODI ANN</p> <p>Current Lien Amount: \$6,300.00 Lien Cap Amount: \$2,500.00 Hard Costs: \$576.70</p> <p>Lien Imposed: 07-27-21 Lien Recorded: 09-10-21</p> <p>Case Complied: 09-27-21</p> <p>Special Magistrate Order: Case presented by Building Official Brent Brewster. No one in attendance representing property owner. Code Enforcement Officer Field Supervisor Tom Smith presented the city's recommendations. The Special Magistrate Robert Pritt found the defendant guilty. It was Ordered that all violations must be abated by August 24, 2021, or a fine of \$100.00 per day be imposed retroactive to July 27, 2021 and capped at \$2,500.00.</p> <p>Special Magistrate Mitigation Order: Case presented by Code Enforcement Field Supervisor Tom Smith and Building Official Brent Brewster. Jodi Ann Deloreto, Property Owner, and Travis Morgan, Representative, presented the case. Code Enforcement Field Supervisor Tom Smith presented the city's recommendations. The Special Magistrate Robert Pritt ordered that the case be continued to the January 25, 2022, Special Magistrate Hearing.</p>	<p>WITHDRAWN AND RESCHEDULED FOR 02-22-22 SPECIAL MAGISTRATE HEARING</p>



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<p>30.</p>	<p>Mitigation:</p> <p>Case Number: COD2020-04170 Cited Address: 1842 Hanson St. Property Owner: ENGLAND MARK R. II + ELIZABETH</p> <p>Current Lien Amount: \$18,900.00 Lien Cap Amount: \$7,000.00 Hard Costs: \$952.30</p> <p>Lien Imposed: 05-25-21 Lien Recorded: 08-06-21</p> <p>Case Complied: 11-29-21</p> <p>Special Magistrate Order: Case presented by Building Official Brent Brewster. No one in attendance representing property owner. Code Enforcement Manager Jeffrey Gonzales presented the City recommendations. The Special Magistrate Robert Pritt found the defendant guilty. It was Ordered that all violations must be abated by June 22, 2021, or a fine of \$100.00 per day be imposed retroactive to May 25, 2021 and capped at \$7,000.00.</p>	<p>WITHDRAWN AND RESCHEDULED FOR 02-22-22 SPECIAL MAGISTRATE HEARING</p>
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Adjourn at 12:58pm.

If a person decides to appeal any decision made by the Code Enforcement Board with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she 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 to be based.

Special Requirements: If you require special aid or services as addressed in the Americans with Disabilities Act, please contact the City Clerk’s Office at (239) 321-7035 or for the hearing impaired, TDD telephone number (239) 332-2541.