



**ACTION AGENDA
SPECIAL MAGISTRATE**

February 22, 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 1-33 LISTED AS NEW BUSINESS		
1.	Request approval for minutes from the January 25, 2021 Special Magistrate Hearing.	Minutes approved by Robert D. Pritt.
2.	Case Number: COD-010679-2021 Cited Address: 1676 Braman Ave. Building Official Brent Brewster Date Case Initiated: 08-30-21 Property Owner: Pipia Anthony D. Notice of Violation Served On: 12-01-21 Ward: 4	DISMISSED DUE TO COMPLIANCE 02-15-22
3.	Case Number: COD-010469-2021 Cited Address: (Address blocked on Leepa) Building Official Brent Brewster Date Case Initiated: 08-23-21 Property Owner: Thibaut Justin E & Thibaut Amy Sarazen Notice of Violation Served On: 11-23-21 Ward: 5	DISMISSED DUE TO COMPLIANCE 02-09-22



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4.	Case Number: COD-008805-2021 Cited Address: 2851 Colonial Blvd. Building Official Brent Brewster Date Case Initiated: 08-03-21 Property Owner: Mcknight William D. + Mcknight Kathryn A. Notice of Violation Served On: 11-30-21 Ward: 3	DISMISSED DUE TO COMPLIANCE 02-04-22
5.	Case Number: COD-010648-2021 Cited Address: 3750 Colonial Blvd. Building Official Brent Brewster Date Case Initiated: 08-30-21 Property Owner: Mcgregor Baptist Church Inc. Notice of Violation Served On: 12-02-21 Ward: 6	DISMISSED DUE TO COMPLIANCE 02-07-22
6.	Case Number: COD-004265-2021 Cited Address: 3369 Dr. Martin Luther King Jr. Blvd. #1 Building Official Brent Brewster Date Case Initiated: 05-26-21 Property Owner: SM74 Properties LLC Notice of Violation Served On: 12-02-21 Ward: 2	Case presented by Building Official Brent Brewster. 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 March 22, 2022, or a fine of \$100.00 per day be imposed retroactive to February 22, 2022 and capped at \$2,500.00.
7.	Case Number: COD-008890-2021 Cited Address: 2411 Edison Ave. Building Official Brent Brewster Date Case Initiated: 08-03-21 Property Owner: Vitti Nicholas P. Notice of Violation Served On: 11-10-21 Ward: 3	DISMISSED DUE TO COMPLIANCE 02-08-22



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8.	<p>Case Number: COD-010472-2021 Cited Address: 1906 Grace Ave. Building Official Brent Brewster Date Case Initiated: 08-23-21 Property Owner: Upward Properties LLC Notice of Violation Served On: 12-06-21 Ward: 4</p>	DISMISSED DUE TO COMPLIANCE 02-09-22
9.	<p>Case Number: COD-010636-2021 Cited Address: 1527 Hendry St. Building Official Brent Brewster Date Case Initiated: 08-30-21 Property Owner: K2W LLC Notice of Violation Served On: 12-02-21 Ward: 4</p>	Case presented by Building Official Brent Brewster. 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 March 22, 2022, or a fine of \$100.00 per day be imposed retroactive to February 22, 2022 and capped at \$2,500.00.
10.	<p>Case Number: COD-009119-2021 Cited Address: 1670 Jamestown Ct. Building Official Brent Brewster Date Case Initiated: 08-05-21 Property Owner: Doyle Ricky Lee & Marjo Notice of Violation Served On: 11-22-21 Ward: 5</p>	Case presented by Building Official Brent Brewster. Rick Lee Doyle, property owner, presented the case. The Special Magistrate Robert D. Pritt ordered to continue the case to the March 22, 2022 Special Magistrate Hearing.
11.	<p>Case Number: COD-007818-2021 Cited Address: 2818 Lincoln Blvd. Building Official Brent Brewster Date Case Initiated: 07-21-21 Property Owner: Hood Reneashia & Percy Jr Notice of Violation Served On: 09-23-21 Ward: 3</p>	DISMISSED DUE TO COMPLIANCE 02-03-22



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12.	Case Number: COD-010470-2021 Cited Address: 6172 Markland Ave. Building Official Brent Brewster Date Case Initiated: 08-23-21 Property Owner: Santana De Lantigua Urberza Notice of Violation Served On: 11-24-21 Ward: 1	DISMISSED DUE TO COMPLIANCE 02-14-22
13.	Case Number: COD-009345-2021 Cited Address: 1600 Matthew Dr. Building Official Brent Brewster Date Case Initiated: 08-09-21 Property Owner: Well PM Properties LLC Notice of Violation Served On: 11-16-21 Ward: 5	DISMISSED DUE TO COMPLIANCE 02-04-22
14.	Case Number: COD-008801-2021 Cited Address: 3655 Minnesota Dr. Building Official Brent Brewster Date Case Initiated: 08-03-21 Property Owner: Cason Linda Notice of Violation Served On: 11-30-21 Ward: 2	Case presented by Building Official Brent Brewster. Gerald Moore, 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 May 24, 2022, or a fine of \$100.00 per day be imposed retroactive to February 22, 2022 and capped at \$2,500.00.
15.	Case Number: COD-010460-2021 Cited Address: 4001 E. River Dr. Building Official Brent Brewster Date Case Initiated: 08-23-21 Property Owner: Rich Keith Notice of Violation Served On: 11-30-21 Ward: 2	DISMISSED DUE TO COMPLIANCE 02-15-22



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16.	Case Number: COD-010466-2021 Cited Address: 9373 Via San Giovanni St. Building Official Brent Brewster Date Case Initiated: 08-23-21 Property Owner: Brown Dermot + Sylvia Notice of Violation Served On: 12-07-21 Ward: 6	DISMISSED DUE TO COMPLIANCE 02-22-22
17.	Case Number: COD-009348-2021 Cited Address: 1900 Virginia Ave #103 Building Official Brent Brewster Date Case Initiated: 08-09-21 Property Owner: Villanueva Rosella Notice of Violation Served On: 11-26-21 Ward: 4	DISMISSED DUE TO COMPLIANCE 02-09-22
18.	Case Number: COD-010434-2021 Cited Address: 1920 Virginia Ave. #1502 Building Official Brent Brewster Date Case Initiated: 08-23-21 Property Owner: Wilkinson Kenneth M. Sr. Notice of Violation Served On: 11-29-21 Ward: 4	DISMISSED DUE TO COMPLIANCE 02-09-22
19.	Case Number: COD-011850-2021 Cited Address: 3817 Englewood St. Code Officer: Gary Robinson Date Case Initiated: 10-19-21 Property Owner: Coover Tera Lea Notice of Violation Served On: 11-18-21 Ward: 4	DISMISSED DUE TO COMPLIANCE 02-14-22



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20.	Case Number: COD-010940-2021 Cited Address: 1865 Lafayette St. Code Officer: Gary Robinson Date Case Initiated: 09-14-21 Property Owner: SFR 2012-1 Florida LLC Notice of Violation Served On: 10-22-21 Ward: 4	Case presented by Code Officer Gary Robinson. 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 March 22, 2022, or a fine of \$50.00 per day be imposed retroactive to February 22, 2022 and capped at \$10,000.00.
21.	Case Number: COD-011472-2021 Cited Address: 3116 Indian St. Code Officer: Casey White Date Case Initiated: 09-30-21 Property Owner: JLT Rentals Inc. Notice of Violation Served On: 10-07-21 Ward: 2	Case presented by Code Officer Casey White. 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 March 4, 2022, or a fine of \$100.00 per day be imposed retroactive to February 22, 2022 and capped at \$5,000.00.
22.	Case Number: COD-011695-2021 Cited Address: 2727 Lemon St. Code Officer: Casey White Date Case Initiated: 10-11-21 Property Owner: Bimbow Earnest A. Notice of Violation Served On: 12-02-21 Ward: 2	DISMISSED DUE TO COMPLIANCE 02-16-22



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23.	Case Number: COD-010646-2021 Cited Address: 3994 Edgewood Ave. Code Officer: Mark Rodriguez Date Case Initiated: 08-30-21 Property Owner: Williams Anne E. TR. for Anne E. Williams Trust Notice of Violation Served On: 10-04-21 Ward: 1	Case presented by Code Officer Mark Rodriguez. 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 April 26, 2022, or a fine of \$100.00 per day be imposed retroactive to February 22, 2022 and capped at \$10,000.00.
24.	Case Number: COD-008317-2021 Cited Address: 4045 Edgewood Ave. Code Officer: Mark Rodriguez Date Case Initiated: 07-27-21 Property Owner: Lundin Sven TR Notice of Violation Served On: 09-28-21 Ward: 2	DISMISSED DUE TO COMPLIANCE 02-10-22
25.	Case Number: COD-007877-2021 Cited Address: 4105 Edgewood Ave. Code Officer: Mark Rodriguez Date Case Initiated: 07-21-21 Property Owner: Unknown Heirs of Conner Linda Marilyn Notice of Violation Served On: 09-09-21 Ward: 2	Case presented by Code Officer Mark Rodriguez. 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 April 26, 2022, or a fine of \$100.00 per day be imposed retroactive to February 22, 2022 and capped at \$10,000.00.



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26.	Case Number: COD-012726-2021 Cited Address: 308 Louise Ave. Code Officer: Mark Rodriguez Date Case Initiated: 11-29-21 Property Owner: DK Property LLC. Notice of Violation Served On: 12-02-21 Ward: 2	Case presented by Code Officer Mark Rodriguez. Zewang Dong, 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 May 24, 2022, or a fine of \$200.00 per day be imposed retroactive to February 22, 2022 and no cap.
27.	Case Number: COD-009964-2021 Cited Address: 4048 Madison Ave. Code Officer: Mark Rodriguez Date Case Initiated: 08-17-21 Property Owner: Rivas Cesar Virgillo + Perez Nurys Elizabeth Notice of Violation Served On: 10-21-21 Ward: 1	DISMISSED DUE TO COMPLIANCE 02-22-22
28.	Case Number: COD-010771-2021 Cited Address: 1754 N. Meador Ct. Code Officer: Mark Rodriguez Date Case Initiated: 09-03-21 Property Owner: Barron Ernestine Notice of Violation Served On: 10-08-21 Ward: 1	Case presented by Code Officer Mark Rodriguez. 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 April 26, 2022, or a fine of \$150.00 per day be imposed retroactive to February 22, 2022 and capped at \$5,000.00.



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29.	Case Number: COD-010085-2021 Cited Address: 6117 Meadow View Cir. Code Officer: Mark Rodriguez Date Case Initiated: 08-18-21 Property Owner: Thomas Vivian A. Notice of Violation Served On: 09-23-21 Ward: 1	Case presented by Code Officer Mark Rodriguez. Vivian A. Thompson, 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 May 24, 2022, or a fine of \$100.00 per day be imposed retroactive to February 22, 2022 and capped at \$10,000.00.
30.	Case Number: COD-012164-2021 Cited Address: 3606 Seminole Ave. #B106 Code Officer: Mark Rodriguez Date Case Initiated: 11-02-21 Property Owner: Cypress Courts Associates LTD. Notice of Violation Served On: 11-30-21 Ward: 1	DISMISSED DUE TO COMPLIANCE 02-14-22
31.	Case Number: COD-010929-2021 Cited Address: 1101 Whitehead Creek Loop Code Officer: Mark Rodriguez Date Case Initiated: 09-14-21 Property Owner: Williams Cherie M. Notice of Violation Served On: 10-22-21 Ward: 1	DISMISSED DUE TO COMPLIANCE 02-14-22
32.	Case Number: COD-011387-2021 Cited Address: 2524 Jean Marie Ct. Code Officer: Cynthia Warren Date Case Initiated: 09-28-21 Property Owner: Trent Marla Notice of Violation Served On: 11-15-21 Ward: 2	DISMISSED DUE TO COMPLIANCE 02-18-22



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33.	<p>Administrative Item: Request a motion to approve a Conditional Release of Lien case COD2020-02647 for 3960 Edgewood Ave. City must receive \$3,500.00 by March 18, 2022, and the new owner must correct all violations by May 22, 2022, but if both conditions are not met, the lien will revert to the original lien in the amount of \$25,000.00, and the \$3,500.00 is not refundable. (The owner has already paid \$3,500.00).</p>	Madame Clerk Krista Callahan presented the City’s recommendations. The Special Magistrate Robert D. Pritt approved the Conditional Release of Lien. If both conditions are not met, the lien will revert to the original lien in the amount of \$25,000.00.
AGENDA ITEMS 34-35 LISTED AS OLD BUSINESS		
34.	<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</p>	No one in attendance representing property owner. Madame Clerk Krista Callahan presented the City’s recommendations. Special Magistrate Robert Pritt ordered to mitigate the fine in the amount of \$2,500.00 to \$576.70, if paid in full by February 28, 2023, in the form of a payment plan, or the fine will revert to the original lien amount as ordered.



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	<p>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 from 01-25-22 Special Magistrate Hearing and rescheduled for 02-22-22 Special Magistrate Hearing.</p>	
<p>35.</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 from 01-25-22 Special Magistrate Hearing and rescheduled for 02-22-22 Special Magistrate Hearing.</p>	<p>Mark R. England II, Property Owner, presented the case. Code Enforcement Field Superior Tom Smith presented the City’s recommendations. Special Magistrate Robert Pritt ordered to mitigate the fine in the amount of \$7,000.00 to \$952.30, if paid in full by February 28, 2023, in the form of a payment plan, or the fine will revert to the original lien amount as ordered.</p>



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Adjourned at 1:41p.m.

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.