



**REVISED FINAL AGENDA
SPECIAL MAGISTRATE**

July 26, 2022
12:00 p.m.

**SPECIAL MAGISTRATE
Attorney Robert D. Pritt**

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

	<ul style="list-style-type: none"> • Special Magistrate reads opening statement. • Public input on non-public hearing items. • Pledge of Allegiance to the flag of the U.S.A. • Interpreter from Tico Translating Interpreting Interprets the Oath in Spanish. • Clerk administers oath to all parties addressing the Special Magistrate • Clerk announces all agenda items to be heard. 	
AGENDA ITEMS 1-21 LISTED AS NEW BUSINESS		
1.	Request approval for minutes from the June 28, 2022 Special Magistrate Hearing.	
2.	<p>Case Number: COD-003820-2021 Cited Address: 2710 St. Charles St. Code Officer: Adam Dees Date Case Initiated: 05-05-21 Property Owner: Troup Lillian Violation: FMC 102.81 – Construction Permit Required for roof repair, FMC 118.3.7 B 1 Outside Storage, FMC 54-117 – Accumulations, FMC 54-119 - Clearance of Lands Required, FMC 54-246 – Storage, FMC 54-396 – International Property Maintenance Code Adopted, IPMC 304.7 - Roofs and Drainage Notice of Violation Posted On: 08-30-21 Ward: 3</p>	REMOVED AND RESCHEDULED TO 08-23-22 SPECIAL MAGISTRATE HEARING



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3.	<p>Case Number: COD-014050-2022 Cited Address: 27 Barkley Cir. Building Official Brent Brewster Date Case Initiated: 01-31-22 Property Owner: Ostrop Margery Floyd L/E Violation: FMC 102.81 – Construction Permit Required - Expired Permit TRD-005390-2021 for Existing/Replace/Repair: Commercial Notice of Violation Received On: 04-14-22 Ward: 5</p>	DISMISSED DUE TO COMPLIANCE 07-18-22
4.	<p>Case Number: COD-014003-2022 Cited Address: 1209 Coconut Dr. Building Official Brent Brewster Date Case Initiated: 01-31-22 Property Owner: Newhall Philip M. + Cutting Teresa W. Violation: FMC 102.81 – Construction Permit Required - Expired Permit TRD-009140-2021 for Existing/Replace/Repair: 1&2 Family Notice of Violation Served On: 05-04-22 Ward: 4</p>	DISMISSED DUE TO COMPLIANCE 06-14-22
5.	<p>Case Number: COD-012520-2021 Cited Address: 2745 Dr. Ella Piper Way Building Official Brent Brewster Date Case Initiated: 11-16-21 Property Owner: Nguyen Long Van Violation: FMC 102.81 – Construction Permit Required - Expired Permit TRD-006445-2021 for Roof: 1&2 Family Notice of Violation Served On: 03-29-22 Ward: 2</p>	DISMISSED DUE TO COMPLIANCE 07-19-22



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6.	<p>Case Number: COD-014096-2022 Cited Address: 3222 Edgewood Ave. Building Official Brent Brewster Date Case Initiated: 02-02-22 Property Owner: Moitozo Alexander Gracia Violation: FMC 102.81 – Construction Permit Required - Expired Permit TRD-009696-2021 for Existing/Replace/Repair: 1&2 Family, and Expired Permit BLDR-009184-2021 for Other/Siding (OTC) Notice of Violation Posted On: 05-03-22 Ward: 1</p>	DISMISSED DUE TO COMPLIANCE 07-20-22
7.	<p>Case Number: COD-013698-2022 Cited Address: 2015 W. First St. Building Official Brent Brewster Date Case Initiated: 01-13-22 Property Owner: Brantner Aaron A. Violation: FMC 102.81 – Construction Permit Required - Inactive/Suspended Permit BLD2019-01286 for Commercial Renovation Notice of Violation Received On: 04-14-22 Ward: 4</p>	DISMISSED DUE TO COMPLIANCE 07-06-22
8.	<p>Case Number: COD-013319-2021 Cited Address: 3700 Fowler St. Building Official Brent Brewster Date Case Initiated: 12-27-21 Property Owner: TLDA Property Management LLC Violation: FMC 102.81 – Construction Permit Required - Expired Permit BLDC-002772-2021 for Fence/Wall/Dump Enclosure Notice of Violation Posted On: 04-25-22 Ward: 4</p>	DISMISSED DUE TO COMPLIANCE 07-13-22



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9.	Case Number: COD-013375-2021 Cited Address: 2410 Franklin St. Building Official Brent Brewster Date Case Initiated: 12-27-21 Property Owner: Luna Pena Dany Agustin Violation: FMC 102.81 – Construction Permit Required - Expired Permit application BLDR-007588-2021 for Single Family - Renovation Notice of Violation Served On: 04-25-22 Ward: 3	DISMISSED DUE TO COMPLIANCE 07-18-22
10.	Case Number: COD-013376-2021 Cited Address: 3819 Highland Ave. Building Official Brent Brewster Date Case Initiated: 12-27-21 Property Owner: Thompson Florence Violation: FMC 102.81 – Construction Permit Required - Expired Permit application BLDR-007617-2021 for Fence/Wall/Dump Enclosure Notice of Violation Posted On: 04-26-22 Ward: 3	DISMISSED DUE TO COMPLIANCE 07-06-22
11.	Case Number: COD-012869-2021 Cited Address: 1532 Jefferson Ave. Building Official Brent Brewster Date Case Initiated: 12-06-21 Property Owner: Bruehl Jacqueline Violation: FMC 102.81 – Construction Permit Required - Expired Permit TRD-007124-2021 for Re-Roof: 1&2 Family Notice of Violation Posted On: 04-18-22 Ward: 4	DISMISSED DUE TO COMPLIANCE 07-20-22



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12.	Case Number: COD-014042-2022 Cited Address: 2427 E. Mall Dr. Building Official Brent Brewster Date Case Initiated: 01-31-22 Property Owner: SDG Apartments LLC Violation: FMC 102.81 – Construction Permit Required - Expired Permit TRD-009489-2021 for Existing/Replace/Repair: Commercial Notice of Violation Received On: 04-14-22 Ward: 4	DISMISSED DUE TO COMPLIANCE 06-14-22
13.	Case Number: COD-013456-2022 Cited Address: 1760 N. Meador Ct. Building Official Brent Brewster Date Case Initiated: 01-04-22 Property Owner: Green Dorothy Violation: FMC 102.81 – Construction Permit Required - Expired Permit BLD2018-02070 for Single Family - Renovation Notice of Violation Received On: 04-08-22 Ward: 1	DISMISSED DUE TO COMPLIANCE 07-25-22
14.	Case Number: COD-013484-2022 Cited Address: 2825 Palm Beach Blvd # 220 Building Official Brent Brewster Date Case Initiated: 01-04-22 Property Owner: Genbala Henry B. Violation: FMC 102.81 – Construction Permit Required - Expired Permit TRD-008919-2021 for Existing/Replace/Repair: Multi-Family Notice of Violation Posted On: 05-11-22 Ward: 2	



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15.	<p>Case Number: COD-013598-2022 Cited Address: 3340 Palm Beach Blvd. Building Official Brent Brewster Date Case Initiated: 01-10-22 Property Owner: Mandy Auto Sale Corporation Violation: FMC 102.81 – Construction Permit Required - Expired Permit SIT2020-00147 for Site Work/Utilities Notice of Violation Posted On: 05-11-22 Ward: 2</p>	DISMISSED DUE TO COMPLIANCE 07-20-22
16.	<p>Case Number: COD-014126-2022 Cited Address: 4195 Palm Beach Blvd. Building Official Brent Brewster Date Case Initiated: 02-02-22 Property Owner: [Blocked on leepa] Violation: FMC 102.81 – Construction Permit Required - Expired Permit BLD2020-02324 for Commercial Addition Notice of Violation Posted On: 04-18-22 Ward: 1</p>	
17.	<p>Case Number: COD-014129-2022 Cited Address: 4398 Palm Pl Building Official Brent Brewster Date Case Initiated: 02-02-22 Property Owner: Thrift Marianne Violation: FMC 102.81 – Construction Permit Required - Expired Permit TRD-008250-2021 for Solar Electrical: 1&2 Family Notice of Violation Posted On: 05-05-22 Ward: 1</p>	REMOVED AND RESCHEDULED TO 08-23-22 SPECIAL MAGISTRATE HEARING



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18.	Case Number: COD-013347-2021 Cited Address: 1571 Ricardo Ave. Building Official Brent Brewster Date Case Initiated: 12-27-21 Property Owner: Meyers Mark John Violation: FMC 102.81 – Construction Permit Required - Expired Permit BLDR-006343-2021 for Fence/Wall/Dump Enclosure Notice of Violation Served On: 04-28-22 Ward: 4	DISMISSED DUE TO COMPLIANCE 06-14-22
19.	Case Number: COD-013336-2021 Cited Address: 1141 Shadow Ln. Building Official Brent Brewster Date Case Initiated: 12-27-21 Property Owner: Mobley Robert H. III Violation: FMC 102.81 – Construction Permit Required - Expired Permit TRD2020-02628 for New: 1&2 Family Notice of Violation Received On: 04-05-22 Ward: 5	DISMISSED DUE TO COMPLIANCE 07-19-22
20.	Case Number: COD-014029-2022 Cited Address: 1755 Sunset Pl. Building Official Brent Brewster Date Case Initiated: 01-31-22 Property Owner: Gahagan Gregory G. Violation: FMC 102.81 – Construction Permit Required - Expired Permit TRD-009872-2021 for Existing/Replace/Repair: 1&2 Family Notice of Violation Received On: 04-14-22 Ward: 4	DISMISSED DUE TO COMPLIANCE 07-25-22



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21.	<p>Case Number: COD-014043-2022 Cited Address: 2530 Thompson St Building Official Brent Brewster Date Case Initiated: 01-31-22 Property Owner: Smart Eamon Jr. + Davis Chantel Violation: FMC 102.81 – Construction Permit Required - Expired Permit BLD2020-01559 for Fence/Wall/Dump Enclosure Notice of Violation Posted On: 05-03-22 Ward: 4</p>	DISMISSED DUE TO COMPLIANCE 07-25-22
AGENDA ITEMS 22-24 LISTED AS OLD BUSINESS		
22.	<p>Mitigation:</p> <p>Case Number: COD-003574-2021 Cited Address: 120 Diana Ave. Property Owner: Oliver Linda + Bain Vivian Et Al</p> <p>Case Opened: 04-26-21 Case Complied: 01-25-22</p> <p>Lien Imposed: 08-24-21 Lien Recorded: 10-19-21</p> <p>Current Lien Amount: \$ 15,500.00 Lien Cap Amount: \$ 2,500.00 Hard Costs: \$ 576.70</p> <p>Special Magistrate Order: 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 September 28, 2021, or a fine of \$100.00 per day be imposed retroactive to August 24, 2021 and capped at \$2,500.00.</p>	



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23.	<p>Mitigation:</p> <p>Case Number: COD-003213-2021 Cited Address: 3105 E. Riverside Dr. Property Owner: TCJBN LLC</p> <p>Case Opened: 04-05-21 Case Complied: 06-27-22</p> <p>Lien Imposed: 10-26-21 Lien Recorded: 05-03-22</p> <p>Current Lien Amount: \$ 22,600.00 Lien Cap Amount: \$ 5,000.00 Hard Costs: \$ 726.70</p> <p>Special Magistrate Order: Case presented by Code Officer Mark Rodriguez and Building Official Brent Brewster. Steven Ramunni, Attorney, 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 April 26, 2022, or a fine of \$100.00 per day be imposed retroactive to October 26, 2021 and capped at \$5,000.00.</p>	
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24.	<p>Mitigation:</p> <p>Case Number: COD-011031-2021 Cited Address: 3608 Seminole Ave. #C201 Property Owner: Cypress Courts Associates LTD</p> <p>Case Opened: 09-16-21 Case Complied: 06-23-22</p> <p>Lien Imposed: 03-22-22 Lien Recorded: 05-03-22</p> <p>Current Lien Amount: \$ 14,100.00 Lien Cap Amount: \$ 2,500.00 Hard Costs: \$ 651.70</p> <p>Special Magistrate Order: 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 April 26, 2022, or a fine of \$150.00 per day be imposed retroactive to March 22, 2022 and capped at \$2,500.00.</p>
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Adjourn

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.