



CITY OF CLEWISTON

BUILDING BOARD OF COMMISSIONERS AGENDA

September 09, 2025 at 2:00 PM

City Hall Commission Chambers – 115 W Ventura Ave

Board Members:

James Pittman, Mayor

Greg Thompson, Board Member

Luis Vallejo, Board Member

Administration:

Building Official, Christopher Cooper

City Attorney, Kaylee Tuck

Administrative Assistant Community Development, Leslie Almanza

Civility: Being "civil" is not a restraint on the First Amendment right to speak out, but it is more than just being polite. Civility is stating your opinions and beliefs, without degrading someone else in the process. Civility requires a person to respect other people's opinions and beliefs even if he or she strongly disagrees. It is finding a common ground for dialogue with others. It is being patient, graceful, and having a strong character. That is why we say "Character Counts" in the City of Clewiston. Civility is practiced at all City meetings.

Special Needs: In accordance with the provisions of the American with Disabilities Act (ADA), persons in need of a special accommodation to participate in this proceeding shall within three business days prior to any proceeding, City Hall is wheelchair accessible and accessible parking spaces are available. Please contact the City Clerk's office at (863) 983-1484, extension 105, or email lakisha.burch@clewiston-fl.gov for information or assistance.

Quasi-Judicial Hearings: Some of the matters on the agenda may be "quasi-judicial" in nature. City Commission Members are required to disclose all ex-parte communications regarding these items and are subject to voir dire (a preliminary examination of a witness or a juror by a judge or council) by any affected party regarding those communications. All witnesses testifying will be "sworn" prior to their testimony. However, the public is permitted to comment, without being sworn. An unsworn comment will be given its appropriate weight by the City Commission.

Appeal of Decision: If a person decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting, he or she will need a record of the proceeding, and for that purpose, may need to ensure that a verbatim record of the proceeding is made, which record includes any testimony and evidence upon which the appeal will be based.

BUILDING BOARD AGENDA ITEMS:

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ADDITIONS, DELETIONS, MODIFICATIONS

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS

Public Comments for all meetings may be received by email, or in writing to the City Clerk's Office until 3:00 PM on the day of the meeting. Comments will be "received and filed" to be acknowledged as part of the official public record of the meeting. Planning and Zoning Board meetings are livestreamed and close-captioned for the general public via our website, instructions are posted there.

REGULAR AGENDA

1. Consideration of Dangerous Building 433 East Alverde Avenue
2. Consideration of dangerous Building 720 Royal Palm Avenue

CITY STAFF COMMENTS

BOARD MEMBER COMMENTS

ADJOURNMENT

Comment Cards: Anyone from the public wishing to address the Planning and Zoning Board, it is requested that you complete a Comment Card before speaking. Please fill it out completely with your full name and address so that your comments can be entered correctly in the minutes and given to the City Clerk. During the agenda item portion of the meeting, you may only address the item on the agenda being discussed at the time of your comment. During public comments, you may address any item you desire. Please remember that there is a three (3) minute time limit on all public comments. Any person who decides to appeal any decision of the Board with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose, may need to ensure that a verbatim record of the proceedings is made which included testimony and evidence upon which the appeal is to be based. Persons with disabilities requiring accommodation in order to participate should contact the City Clerk's Office (863-983-1484), at least 48 hours in advance to request such accommodation.



Agenda Item Memorandum

TO: Board of Building Commissioners

FROM: Leslie Almanza, Administrative Assistant Community Development

VIA: Christopher Cooper, Building Official

DATE: September, 09, 2025

SUBJECT: Consideration of Dangerous Building 433 East Alverde Avenue

Background:

The Clewiston Fire Department informed Community Development about deterioration, alterations, and unsafe wiring observed during a fire call at 433 East Alverde Avenue. The Building Official requested a structural analysis letter from the homeowner, the letter received from Morrison Engineering was determined to be insufficient. At this time, Community Development has not received any additional information or any permit applications for repair.

Recommendation:

Board's discretion to determine whether the Commissioners order the building be repaired, vacated or demolished by the City.

Case Number: 24-0254

Case Status: Opened

Owner Name: Migdalia Bello

Address: 433 E Alverde Ave

Case Notes		
User	Date	Comments
miranda	12/04/2024	junk and piles of wood sitting on top of the water Meters obstructing the meter readers from working on a meter that was broken
miranda	12/04/2024	Replacement of skirting
miranda	12/04/2024	During routine patrol I observed a single Family home with 2 recreational vehicles and two sheds I was asked by a Hispanic male if he could help me I identified myself as a code enforcement officer and i asked him if he lived in the property and he stated, yes in the back shed he took me to the back while I was walking I observed an RV on the west side of the property and a mobile home on the east side I asked him if some one else lived in those two units to which he stated yes they do.
miranda	12/04/2024	Corrective Actions; Recreational Vehicles must cease to be used for any purpose storage or Living while stored on private property I gave the owner 14 days to remove them from the property
miranda	12/20/2024	A reinspection was Conducted and the property owner is not in compliance



Clewiston Fire Rescue
Station: 1

Location: 433 E Alverdez AVE Clewiston FL 33440	Incident Type: 111 - Building fire
Lat/Long: N 26° 45' 3.51" W 80° 55' 43.49"	FDID: 49021 Incident #: 2024-763 Exposure ID: 83382058 Exposure #: 0 Incident Date: 12/10/2024
Zone: 1 - City Location Type: 1 - Street address	

Report Completed by:	Not Completed
Report Reviewed by:	Not Reviewed
Report Printed by:	Almanza, Leslie ID: Date: 1/15/2025 Time: 09:26

Structure Type: Enclosed building		Property Use: 419 - 1 or 2 family dwelling	
Automatic Extinguishment System Present: <input type="checkbox"/>	Detectors Present: <input type="checkbox"/>	Cause of Ignition: Cause under investigation	
Aid Given or Received: None		Primary action taken: 11 - Extinguishment by fire service personnel	
Losses	Pre-Incident Values		
Property:	Property:	Civilian Injuries: 0	Fire Service Injuries: 0
Contents:	Contents:	Civilian Fatalities: 0	Fire Service Fatalities: 0
Total:	Total:	Total Casualties: 0	Total Fire Service Casualties: 0
Total # of apparatus on call: 3		Total # of personnel on call: 4	

NARRATIVE (1)

Narrative Title: n/a

Narrative Author: Pittman, Mike

Narrative Date: 01/09/2025 14:18:27

Narrative Apparatus ID: n/a

Narrative:

Fire dept arrived on scene to a structure fire and upon arrival noticed light smoke. we enter the residence to see a char on the wall from what appeared to be a hot plate cooking. Upon further investigation we found the fire was between the wall of the bedroom and bathroom. we removed the counter in-front of the wall and began making a hole in the wall to get water on the fire. After making a small hole we sprayed water in and seem to cool it down. We then had to take a saw to make a bigger hole because it began smoking again. Fire crew then went outside to check for smoke and spray water from under the house and that is when the crew noticed the unsafe wire running along the outside of the home.

Tara Dyess

From: Tara Dyess
Sent: Monday, December 23, 2024 10:30 AM
To: 'Serena Brockman'
Cc: Fire
Subject: RE: [External]433 E Alverde

Good morning Serena, we are in receipt of the letter regarding 433 E. Alverde. This building has been reported by the Fire Dept. to have structural damage to the home due to deterioration and unpermitted alterations. We need a structural analysis of the entire building with egress including an existing floorplan and electrical calculations, that shows it meets the Florida existing Building Code requirements. We have no permits on file for this residence for any alterations or repairs that have been completed. Please perform a site visit and report your findings back to our dept.

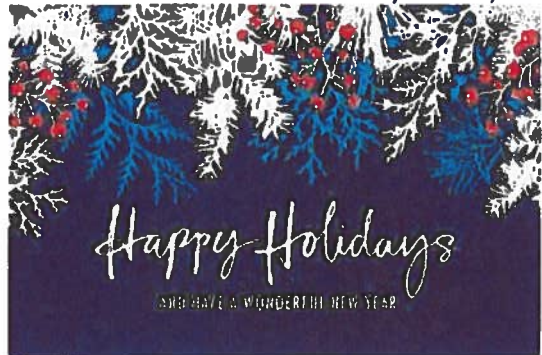
If you have any questions please feel free to reach out.

Sincerely,

Tara Dyess

Planning Assistant
Community Development Office
121 Central Ave
Clewiston, FL 33440
Phone: 863-983-1500 Ext. 401
Fax: 863-983-1430
tara.dyess@clewiston-fl.gov

"Florida has a very broad public records law. As a result, any written communication created or received by City of Clewiston employees is subject to disclosure to the public and the media, upon request, unless otherwise exempt. Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing."



From: Serena Brockman <brockmaninvestmentgroup@gmail.com>
Sent: Friday, December 20, 2024 4:03 PM
To: Permitting <permitting@clewiston-fl.gov>; Fire <fire@clewiston-fl.gov>
Subject: [External]433 E Alverde

Please see attached report.

Morrison Engineering & Construction, Inc.

December 20, 2024

City of Clewiston Building Department
Attention: Travis Reese, Building Official
121 Central Avenue
Clewiston, FL 33440

**RE: Smoke Damage Inspection/Structural Integrity & Repair Report
433 E. Alverdez Avenue
Clewiston, FL 33440**

Dear Mr. Reese:

Morrison Engineering & Construction inspected some repairs from owner stated smoke damage as well as exterior wall saw cuts for the above listed address on Friday, December 20th, 2024.

Photos were provided to us of the smoke damage prior to repair and discussion commenced as to cause.

The smoke damage appeared to be limited to just the wall shown in photo #1; no smoke damage nor residual smell was noted.

The electrical wires in the interior outlet/switch boxes, as shown in Photo #1 & 3 did not appear to have any deterioration from fire damage, excessive heat, and only slight and/or no smoke damage on the sheathing.

****The overall residence appeared to be in a sound structural state and even the limited saw cut area should remain structurally sound at this time of year in Florida BUT should be repaired prior to Florida's typical rainy and hurricane season OR as soon as possible to reduce any further damage.**

The below photos were taken and/or provided during the inspection:

Morrison Engineering & Construction, Inc.

column matching the right side shown in the photo.

Should you have any questions or comments regarding the above item(s), please call me at (239) 218-8895 or email at Scot@MorrisonEngineer.com to discuss these items.

Sincerely,

Morrison Engineering & Construction, Inc.



Digitally signed by Scot Morrison
DN: c=US, sn=Morrison,
givenName=Scot,
email=Scot@Morrisonengineer.c
om, cn=Scot Morrison
Date: 2024.12.20 15:09:08 -05'00'

Scot Morrison, P.E.

Scot Morrison, P.E.

President

We are in receipt of the ^{your} letter.

* Structural inspection of the building. *

However, ~~Deck~~ repairs have been performed w/out a permit.

We need a structural analysis of the ^{entire} building
That shows it meets Florida ^{residential} Building code.

w/ egress.

Morrison Engineering & Construction, Inc.

Photo #1 – Exterior Wall Saw Cuts



Inspection Notes:

- Photo of a portion of the westerly exterior wall
- Wall Section appears to be cut by a “Cut-off” style saw as the cuts have “clean” edges and went through approximately 1” of stucco as well as the outside 2x12 Rim Joist.
- The exterior Rim Joists is a triple 2x12 PT, No.2 Pine beam.
- See Photo #4 for Repair Notes and On-The-Wall Repair sketch photo.

Morrison Engineering & Construction, Inc.

Photo #2 –Interior Smoke Damage and Inspection Notes



Inspection Notes:

- Owner supplied Smoke Damage Photo:
- Smoke damage appears to be localized to a limited area of the wall.
- Bottom portion of the wall appeared to be a PVC based panel.
- Top portion of wall shows a stucco finish with wire lathe over plywood.
- Noted outlet box dangling but indeterminate as to why; perhaps repairs were “in-progress” at the time of this photo.

Morrison Engineering & Construction, Inc.

Photo #3 – Interior Repairs and Inspection Notes



Inspection Notes:

- Stucco repaired and wall felt/tested to be sound.
- Electrical circuit was off at time of the inspection and owner was notified should remain off until a qualified person can finish electrical work needed.
- The electrical outlets in the far wall adjacent to the exterior window in the photo did contain a GFCI outlet, functionality indeterminate per above note.

Morrison Engineering & Construction, Inc.

Photo #4 – Exterior Repair “On-the-Wall” Sketch and Repair Notes



“On-the-Wall” Repair Sketch Notes:

- The needed repairs were reviewed and discussed with the owner during the sketching process.
- The owner was asked if they understood how the repair needed to be done, encouraged to ask questions, and if they understood the sketch on the wall to which they stated they did understand.

The repair discussion was as follows:

- Remove stucco and wire as outlined on the wall (or more as needed)
- Cut the outside Rim Joist were shown with the vertical red lines (2 places) and install a new section of Rim Joist attaching to the middle and inside rim joist with minimum (4) #9x3” Epoxy Coated Deck screws (ECDS) 1” from ends/edges and 12” o.c. with a second intermediate rows of minimum (2) #9x3” EPDSs 6” from 4 screw rows (as indicated by the red dots on the wall).
- Photo doesn’t shown the mirror of sketch on the left side of the concrete support

City of Clewiston, Florida

Community Development Department

121 Central Avenue

Clewiston, FL 33440

(863) 983-1500



March 24, 2025

Dear property owner at 433 E. Alverdez Ave, Clewiston, Fl. 33440

This building has been reported by the Fire Dept. to have structural damage to the home due to deterioration and unpermitted alterations. We need a structural analysis of the entire building with egress including an existing floorplan and electrical calculations, which shows it meets the Florida existing Building Code requirements. We have no permits on file for this residence for any alterations or repairs that have been completed. Please perform a site visit and report your findings back to our dept.

Sincerely,

Tara Dyess
Planning Assistant
Community Development Department
Proudly Serving America's Sweetest Town

Case Number: 24-0254

Case Status: Opened

Owner Name: Migdalia Bello

Address: 433 E Alverdez Ave

Case Notes		
User	Date	Comments
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Agenda Item Memorandum

TO: Board of Building Commissioners

FROM: Leslie Almanza, Administrative Assistant Community Development

VIA: Christopher Cooper, Building Official

DATE: September, 09, 2025

SUBJECT: Consideration of dangerous Building 720 Royal Palm Avenue

Background:

Dangerous building notice was sent to resident in October 2024, since this notice the building has not been restored to a safe condition.

Recommendation:

Board's discretion to determine whether the Commissioners order the building be repaired, vacated or demolished by the City.

Sec. 18-144. Standards for repair, vacation or demolition.

The following standards shall be followed in substance by the building official and the building commissioners in ordering repair, vacation, or demolition:

- (1) If the dangerous building can reasonably be repaired so that it will no longer exist in violation of the terms of this article, it shall be ordered repaired.
- (2) If the dangerous building is in such condition as to make it dangerous to the health, morals, safety, or general welfare of its occupants, it shall be ordered to be vacated.
- (3) In any case where a dangerous building is 50 percent damaged, decayed, or deteriorated from its original value or structure, it shall be demolished, and in all cases where a building cannot be repaired so that it will no longer exist in violation of the terms of this article, it shall be demolished. In all cases where a dangerous building is a fire hazard existing or erected in violation of the terms of this article or any ordinance of the city or statute of the state, it shall be demolished.

(Code 1960, § 6-8; Code 1982, § 6-176; Code 1999, § 18-523)

CITY OF CLEWISTON
121 CENTRAL AVENUE
CLEWISTON, FLORIDA 33440

TELEPHONE
863-983-1500

FACSIMILE
863-983-1430

October 22, 2024

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

ROYAL TR EST HELEN DICKEY
C/O CLARIDGE LEE ANNA
6790 IMPERIAL DR
WEST PALM BEACH, FL 33411

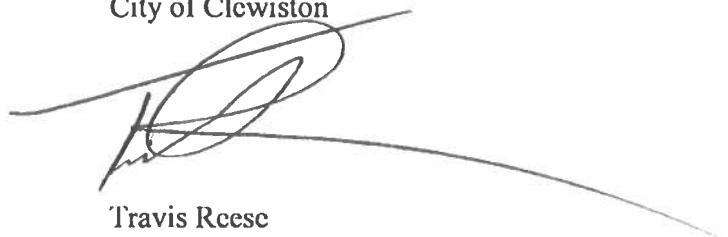
RE: Notice and Order of Building Official Regarding a Dangerous Building

To Whom It May Concern:

Our records indicate you are the owner, occupant or person in control of the property located at **720 Royal Palm Ave** in the City of Clewiston. Bees on the property, caused by neglect, has created an unsafe condition and constitutes a definite hazard, and no attempt to abate the property has been made. Therefore, under the provisions of Article IV, Dangerous Buildings, Section 18-142 of the City of Clewiston's Code of Ordinances, you are required to immediately proceed to restore the property to a safe condition, and that restoration be done within thirty (30) days of this letter.

If the building is not restored to a safe condition within the thirty (30) days allowed, a hearing will be scheduled before the City Board of Building Commissioners by November 20th, 2024 to determine whether the Commissioners order the building be repaired by the City and the expense charged to you, and if not paid, a lien for the amount recorded against the property in the Hendry County Public records.

Sincerely yours,
City of Clewiston



Travis Reese
Building Official

**By Order of the Building Official
This Structure Has Been Declared
DANGEROUS**

This building has been found to be a dangerous building by the building official. This notice is to remain on this building until it is repaired, vacated, or demolished in accordance with the notice which has been given the owner, occupant, lessee, mortgagee, or agent of this building, and all other persons having an interest in said building as shown by the deed books and official records in the office of the clerk of the circuit court of Hendry County, Florida. It is unlawful to remove this notice until such notice is complied with.

It is unlawful to remove this notice until such notice is complied with.

Address: 720 Royal Palm Ave Clewiston, Fl. 33440

Date 11/25/2024

Building Official _____

CITY OF CLEWISTON
121 CENTRAL AVENUE
CLEWISTON, FLORIDA 33440

TELEPHONE
863-983-1500

FACSIMILE
863-983-1430

October 22, 2024

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

ROYAL TR EST HELEN DICKEY
C/O CLARIDGE LEE ANNA
6790 IMPERIAL DR
WEST PALM BEACH, FL 33411

RE: Notice and Order of Building Official Regarding a Dangerous Building

To Whom It May Concern:

Our records indicate you are the owner, occupant or person in control of the property located at **720 Royal Palm Ave** in the City of Clewiston. Bees on the property, caused by neglect, has created an unsafe condition and constitutes a definite hazard, and no attempt to abate the property has been made. Therefore, under the provisions of Article IV, Dangerous Buildings, Section 18-142 of the City of Clewiston's Code of Ordinances, you are required to immediately proceed to restore the property to a safe condition, and that restoration be done within thirty (30) days of this letter.

If the building is not restored to a safe condition within the thirty (30) days allowed, a hearing will be scheduled before the City Board of Building Commissioners by November 20th, 2024 to determine whether the Commissioners order the building be repaired by the City and the expense charged to you, and if not paid, a lien for the amount recorded against the property in the Hendry County Public records.

Sincerely yours,
City of Clewiston

Travis Reese
Building Official





TRESPASSING

720











