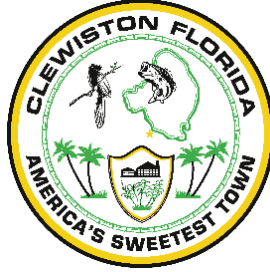


**CITY OF CLEWISTON
CITY HALL COMMISSION CHAMBERS
SPECIAL MAGISTRATE HEARING
TUESDAY, July 15, 2025
10:00 A.M.**



**Douglas MacGibbon, Special Magistrate
Mario Miranda, Code Enforcement Officer
Chelsa Gosa, Code Enforcement Clerk**

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE

II. OPENING STATEMENT

III. APPROVAL OF MINUTES FROM June 17, 2025 MEETING

IV. SWEARING IN OF SPEAKERS

V. ADDITIONS OR DELETIONS TO AGENDA: Items 1, 7, 8, 10, 11, 12, 17, 19, 20, 23, 25, 26, 30, 34, 41, 42, 44, 45, 48, and 49 under new business have been brought into compliance and removed from the magistrate's jurisdiction.

VI. CONSENT AGENDA

Compliance

- 1. Quest IRA Inc**
524 E Osceola Ave
Case #25-0057
Violation: 18-246 Sanitation Requirements

Case Opened: 04/29/2025

- 2. Braveo Jaime, Sandra**
818 E Ventura Ave
Case #25-0058
Violation: 18-422 Duty to obtain and display numbers, 18-246 Sanitation Requirements

Compliance

Case Opened: 05/02/2025

3. **Flores Rosa Amelia**
402 E Sagamore Ave
Case #25-0067
Violation: 110-524 Fences, Walls and Hedges

Compliance
Case opened: 05/15/2025

VII. OLD BUSINESS: NONE

VIII. NEW BUSINESS

1. **San Pedro Apartments LLC**
329 E Alverdez Ave
Case #25-0042
Nature of Violation: 18-246 Sanitation Requirements

Non-Compliance
Case Opened: 04/01/2025

2. **Tammy Meredith**
700 E Ventura Lot J01
Case #25-0073
Nature of Violation: 18-44 Permit required

Non-Compliance
Case Opened: 05/23/2025

3. **Edith Molina**
700 E Ventura Lot J02
Case #25-0074
Nature of Violation: 18-44 Permit Required

Non Compliance
Case Opened: 05/23/2025

4. **Jose Bonilla Umanzor**
700 E Ventura Lot J03
Case #25-0075
Nature of Violation: 18-44 Permit Required

Non Compliance
Case Opened: 05/23/2025

5. **Pasquel Lopez**
700 E Ventura Lot J04
Case #25-0076
Nature of Violation: 18-44 Permit Required

Non- Compliance
Case Opened: 05/23/2025

6. **Claudia Moreno**
700 E Ventura Lot J05
Case #25-0077
Nature of Violation: 18-245 Skirting

Non-Compliance
Case Opened: 05/23/2025

7. **Pablo Ordonez**
700 E Ventura Lot J06
Case #25-0078
Nature of Violation: 18-44 Permit Required, 18-246 Sanitation Requirements

Non-Compliance
Case Opened: 05/23/2025

8. **Esperanza Martinez**
700 E Ventura Lot J07
Case #25-0079
Nature of Violation: 18-44 Permit Required, 110-531 Temporary Storm Shutters and 98-116 Permanent hook up.

Non-Compliance
Case Opened: 05/23/2025

9. **Miguel Ruiz**
700 E Ventura Lot J08
Case #25-0080
Nature of Violation: 18-44 Permit Required

Non-Compliance
Case Opened: 05/23/2025

10. **Juan Laura**

Non-Compliance

- 700 E Ventura Lot J09
Case#25-0081
Nature of Violation: 18-44 Permit Required
Case Opened: 05/23/2025
11. **Blanca Ramirez**
700 E Ventura Lot J10
Case #25-0082
Nature of Violation: 110-530 Permanent storm shutters.
Non-Compliance
Case Opened: 05/23/2025
12. **Edith Molina**
700 E Ventura Lot J12
Case #25-0083
Nature of Violation: 110-531 Temporary storm shutters
Non-Compliance
Case Opened: 05/23/2025
13. **Maria Diaz**
700 E Ventura Lot J13
Case # 25-0084
Nature of Violation: 10-531 Temporary storm shutters, 18-245 Skirting
Non-Compliance
Case Opened: 05/23/2025
14. **Alberto Santana**
700 E Ventura Lot J14
Case # 25-0085
Nature of Violation: 18-246 Sanitation Requirements, 18-44 Permit required and 98-116 Permanent hook up.
Non-Compliance
Case Opened: 05/23/2025
15. **Dioclis Salazar**
700 E Ventura Lot J15
Case # 25-0086
Nature of Violation: 18-44 Permit Required, 98-116 Permanent hook up.
Non-Compliance
Case Opened: 05/23/2025
16. **Maribel Perez Sales**
700 E Ventura Lot J16
Case # 25-0087
Nature of Violation: 18-44 Permit required and 98-116 Permanent hook up.
Non-Compliance
Case Opened: 05/23/2025
17. **Elmer Ramos**
700 E Ventura Lot J17
Case # 25-0088
Nature of violation: 110-531 Temporary storm shutters
Non-Compliance
Case Opened: 5/23/2025
18. **Guadalupe Sierro**
700 E Ventura Lot J18
Case # 25-0089
Nature of Violation: 18-44 Permit required
Non-Compliance
Case Opened: 5/23/2025
19. **Edith Molina**
700 E Ventura Lot J20
Case # 25-0090
Nature of Violation: 18-44 Permit Required
Non-Compliance
Case Opened: 5/23/2025
20. **Orlando Ricci**
700 E Ventura Lot J21
Case # 25-0091
Nature of Violation: 18-44 Permit required and 110-531 Temporary storm shutters
Non-Compliance
Case Opened: 5/23/2025
21. **Norge Garcia**
E Ventura Lot 22
Non-Compliance
Case Opened: 5/29/2025

- Case # 25-0095
Nature of Violation: 98-116 permanent hook up, 18-246 sanitation requirements and 18-245 skirting.
22. **Norge Garcia** **Non-Compliance**
E Ventura Lot 23
Case # 25-0096
Case Opened: 5/29/2025
- Nature of Violation: 98-116 Permanent hook up and 18-245 Skirting
23. **Alberto Morales** **Non-Compliance**
E Ventura Lot 25
Case # 25-0098
Case Opened: 5/29/2025
- Nature of Violation: 110-531 Temporary storm shutters
24. **Norge Garcia** **Non-Compliance**
E Ventura Lot 26
Case # 25-0099
Case Opened: 5/29/2025
- Nature of Violation: 98-116 Permanent hook up, 18-246 Sanitation requirements and 18-245 Skirting
25. **Iris Ruiz** **Non-Compliance**
E Ventura Lot 27
Case # 25-0100
Case Opened: 5/29/2025
- Nature of Violation: 18-246 Sanitation requirements, 98-116 Permanent hook up
26. **Jose De Jesus Alvarado** **Non-Compliance**
E Ventura Lot 28
Case # 25-0101
Case Opened: 5/29/2025
- Nature of Violation: 18-246 Sanitation requirements, 110-524 Fences, walls and hedges and 18-44 Permit Required
27. **Mayra Perez** **Non-Compliance**
E Ventura Lot 29
Case # 25-0102
Case Opened: 5/29/2025
- Nature of Violation: 18-246 Sanitation requirements and 110-524 Fences, walls and hedges.
28. **Marcy Garcia Montesino** **Non-Compliance**
E Ventura Lot 30
Case # 25-0103
Case Opened: 5/29/2025
- Nature of Violation: 18-44 Permit required and 18-245 Skirting
29. **Ramondo Garcia** **Non-Compliance**
E Ventura Lot 31
Case # 25-0104
Case Opened: 5/29/2025
- Nature of Violation: 98-116 Permanent hook up and 18-44 Permit required
30. **Leonzo Ramos** **Non-Compliance**
E Ventura Lot 32
Case # 25-0105
Case Opened: 5/29/2025
- Nature of Violation: 18-246 Sanitation requirements
31. **Delfino Loza** **Non-Compliance**
E Ventura Lot 33
Case # 25-0106
Case Opened: 5/29/2025
- Nature of Violation: 18-246 Sanitation requirements, 18-44 Permit required

32. **Iris Ruiz** **Non-Compliance**
E Ventura Lot 34
Case # 25-0107
Nature of Violation: 18-44 Permit Required and 18-245 Skirting.
33. **Elisa Velasquez** **Non-Compliance**
E Ventura Lot 35
Case # 25-0108
Nature of Violation: 98-116 Permanent hookup and 18-44 Permit required
34. **Delfino Loza** **Non-Compliance**
S Francisco Lot 01
Case # 25-0110
Nature of Violation: 110-531 Temporary storm shutters
35. **Yosvany Avila** **Non-Compliance**
S Francisco Lot 02
Case # 25-0111
Nature of Violation: 18-246 Sanitation requirements
36. **Amanda Gomez** **Non-Compliance**
S Francisco Lot 03
Case # 25-0112
Nature of Violation: 110-531 Temporary storm shutters and 18-246 Sanitation requirements
37. **Juana Sanchez** **Non-Compliance**
S Francisco Lot 04
Case # 25-0125
Nature of Violation: 18-246 Sanitation requirements
38. **Daniel Cruz** **Non-Compliance**
S Francisco Lot 05
Case # 25-0113
Nature of Violation: 98-116 Permanent hook up and 18-246 Sanitation requirements
39. **Crispin SantaMaria** **Non-Compliance**
S Francisco Lot 06
Case # 25-0114
Nature of Violation: 18-245 Skirting and 18-246 Sanitation requirements
40. **Andres Jaimes** **Non-Compliance**
S Francisco Lot 07
Case # 25-0115
Nature of Violation: 110-531 Temporary storm shutters and 18-245 Skirting
41. **Matilda Perez** **Non-Compliance**
S Francisco Lot 08
Case # 25-0116
Nature of Violation: 18-246 Sanitation requirements
42. **Blanca Paz Navarro** **Non-Compliance**
S Francisco Lot 09
Case # 25-0117
Nature of Violation: 18-245 Skirting
43. **Erika Flores** **Non-Compliance**

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|-----|---|-----------------------|
| | S Francisco Lot 10 | Case Opened: 6/2/2025 |
| | Case # 25-0118 | |
| | Nature of Violation: 18-246 Sanitation requirements and 98-116 Permanent hook up | |
| 44. | Miguel Cruz Lopez | Non-Compliance |
| | S Francisco Lot 11 | Case Opened: 6/2/2025 |
| | Case # 25-0119 | |
| | Nature of Violation: 18-245 Windows and 110-531 Temporary storm shutters | |
| 45. | Maria Hernandez | Non-Compliance |
| | S Francisco Lot 12 | Case Opened: 6/2/2025 |
| | Case # 25-0120 | |
| | Nature of Violation: 18-246 Sanitation requirements | |
| 46. | Frankie Coleman | Non-Compliance |
| | S Francisco Lot 13 | Case Opened: 6/2/2025 |
| | Case # 25-0121 | |
| | Nature of Violation: 18-246 Sanitation requirements | |
| 47. | Maria Garcia | Non-Compliance |
| | S Francisco Lot 14 | Case Opened: 6/2/2025 |
| | Case # 25-0122 | |
| | Nature of Violation: 110-531 Temporary storm shutters and 18-246 Sanitation requirements. | |
| 48. | Alberto Torres | Non-Compliance |
| | S Francisco Lot 15 | Case Opened: 6/2/2025 |
| | Case # 25-0123 | |
| | Nature of Violation: 18-246 Sanitation requirements | |
| 49. | Sonia Araguz | Non-Compliance |
| | S Francisco Lot 16 | Case Opened: 6/2/2025 |
| | Case # 25-0124 | |
| | Nature of Violation: 18-245 Skirting and Windows | |

IX. REPEAT OFFENDER - NONE

X. FINE ASSESSMENT / STATUS UPDATE –

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|----|---|------------------------|
| 1. | Alonso Alejandro | Non-Compliance |
| | 837 E Ventura Ave | Case Opened: 2/24/2025 |
| | Case # 25-0352 | |
| | Nature of Violation: 110-524 Fences, Walls and Hedges | |
| 2. | Aztec Townhomes LLC | Non-Compliance |
| | 100 E Aztec Ave | Case Opened: 3/4/2025 |
| | Case # 25-0012 | |
| | Nature of Violation: 18-246 Sanitation requirements | |
| 3. | Aztec Townhomes LLC | Non-Compliance |
| | 100 W Aztec Ave | Case Opened: 3/4/2025 |
| | Case # 25-0011 | |
| | Nature of Violation: Sanitation requirements | |

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|-----------|---|---|
| 4. | Stowe Sean and Diana F
809 N Lopez St
Case # 25-0016
Nature of Violation: 18-246 Sanitation requirements | Non-Compliance
Case Opened: 3/7/2025 |
| 5. | MGT Investments LLC
113 N Francisco St
Case # 25-0026
Nature of Violation: 18-313 Duties and Responsibilities of owner and or occupant. | Non-Compliance
Case Opened: 3/11/2025 |
| 6. | Clewiston Plaza PW LP
975 W Sugarland Hwy
Case # 25-0040
Nature of Violation: 18-44 Permit required | Non-Compliance
Case Opened: 3/28/2025 |
| 7. | The Khan Construction Company Ince
815 S WC Owen Ave
Case # 25-0051
Nature of Violation: 18-246 Sanitation requirements and 18-313 Duties and responsibilities of owner and or occupant | Non-Compliance
Case Opened: 4/11/2025 |
| 8. | Carmen Benito Garcia
519 Ponce Del Leon Ave
Case # 25-0049
Nature of Violation: 18-246 Sanitation requirements | Non-Compliance
Case Opened: 4/9/2025 |

XI. LIEN REDUCTION REQUEST –NONE

XII. ADJOURNMENT

City Hall is wheelchair accessible and accessible parking spaces are available. Accommodation requests or interpretive services must be made 48 hours prior to the meeting. Please contact the city clerk's office at (863) 983-1484, extension 227, or FAX (863) 983-4055 for information or assistance. The City of Clewiston is an equal opportunity provider and employer.

If a person decides to appeal any decision made by the Special Magistrate with respect to any matter considered at this meeting, the person will need a record of the proceedings, and that, for such purpose, the person may need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

I, the undersigned authority, do hereby certify the above Notice of Meeting of the Special Magistrate of the City of Clewiston is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice at the front and rear entrances of city hall, a place convenient and readily accessible to the general public at all times.