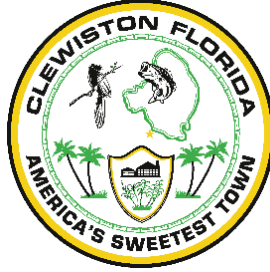


**CITY OF CLEWISTION  
CITY HALL COMMISSION CHAMBERS  
SPECIAL MAGISTRATE HEARING  
TUESDAY, July 15, 2025  
10:00 A.M.**



**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
23. **Alberto Morales** **Non-Compliance**  
E Ventura Lot 25  
Case # 25-0098  
Case Opened: 5/29/2025
24. **Norge Garcia** **Non-Compliance**  
E Ventura Lot 26  
Case # 25-0099  
Case Opened: 5/29/2025
25. **Iris Ruiz** **Non-Compliance**  
E Ventura Lot 27  
Case # 25-0100  
Case Opened: 5/29/2025
26. **Jose De Jesus Alvarado** **Non-Compliance**  
E Ventura Lot 28  
Case # 25-0101  
Case Opened: 5/29/2025
27. **Mayra Perez** **Non-Compliance**  
E Ventura Lot 29  
Case # 25-0102  
Case Opened: 5/29/2025
28. **Marcy Garcia Montesino** **Non-Compliance**  
E Ventura Lot 30  
Case # 25-0103  
Case Opened: 5/29/2025
29. **Ramondo Garcia** **Non-Compliance**  
E Ventura Lot 31  
Case # 25-0104  
Case Opened: 5/29/2025
30. **Leonzo Ramos** **Non-Compliance**  
E Ventura Lot 32  
Case # 25-0105  
Case Opened: 5/29/2025
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**

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

**IX. REPEAT OFFENDER - NONE**

**X. FINE ASSESSMENT / STATUS UPDATE –**

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

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

## **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.