

**CITY OF WINTER HAVEN CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING
John Fuller Auditorium**

**AGENDA
Thursday, February 19, 2026**

- I. CALL TO ORDER and PLEDGE OF ALLEGIANCE
- II. APPROVE MINUTES OF January 15, 2026
- III. EXPLANATION OF PROCEDURES and SWEARING IN

IV. CONSENT AGENDA

All matters listed under this section are considered to be routine and action will be accomplished by one motion without separate discussion of each item. If discussion is desired by the Special Magistrate, that item(s) will be removed from the Consent Agenda and considered separately.

A. AFFIDAVITS OF NON-COMPLIANCE / FINE CERTIFICATIONS

		Fines:	City Costs:
1.	24-0337 Mike Johnson et al 232 Avenue B NE <i>*AOC 01/12/26</i>	\$14,500	\$156.90
2.	24-0935 Derrick Willis 429 Avenue N NE	\$1,650	\$128.68

B. SUPPLEMENTAL AFFIDAVITS OF NON-COMPLIANCE / FINE CERTIFICATIONS

1	19-00083 Estate of Juanita Johnson 204 Avenue S NE	\$9,150	\$61.68
2.	21-1107 Growers Services Co Inc 0 Sears Avenue NE	\$9,150	\$98.16
3.	21-1108 Growers Services Co Inc 0 Sears Avenue NE	\$9,150	\$98.16
4.	21-1110 Growers Services Co Inc 1950 1st Street N	\$9,150	\$98.16
5.	22-0517 Watkins Benjamin G Revocable Trust 1110 6th Street SW <i>*See Other Business</i>	\$9,150	\$70.18

6.	22-0859	Watkins Benjamin G Revocable Trust 1110 6th Street SW	\$9,150	\$61.68
7.	23-0201	Peros Properties LLC 224 6th Street SW	\$18,400	\$64.64
8.	23-0912	Taylor Hotel LLC 310 W Central Avenue	\$91,250	\$63.16
9.	23-0915R	Sheila D Harper & Jewell Virginia Harper 1555 Lake Shipp Drive N	\$3,710	\$107.86
10.	24-0171	Church of God the Bible Way 841 Avenue S NE <i>*AOC 12/09/25</i>	\$72,750	\$73.16
11.	24-0729	Church of God the Bible Way 841 Avenue S NE <i>*AOC 12/09/25</i>	\$32,250	\$1,328.25
12.	16-00439	Jason W Bragg 500 Avenue S NW <i>*AOC 01/09/26 & See Other Business</i>	\$22,500	\$103.68
13.	24-0608	Jason W Bragg 500 Avenue S NW <i>*AOC 01/09/26</i>	\$39,250	\$1,255.83
14.	24-0407	Fay C Lewis 1423 Sheridan Street SW <i>*AOC 01/12/26</i>	\$9,150	\$106.68
15.	25-0024	Estate Ronnie M Harris et al 807 Avenue R NE	\$10,850	\$119.04

V. NEW BUSINESS

A. FIRST OFFENSE CASES

Code Officer: Joe Cea

1. **25-0783 Glenn M Harpin** **615 Avenue M SE**
 1. Roofs and Drainage
 - Date of Violation: 07/25/25
 - To be corrected by: 12/31/25
 - Reinspection: 01/09/26
 - City Costs: **\$104.12**

2. **25-0881 Issac Francisco Pagan Virella et al** **4170 Roberta Drive**
 1. Roofs and Drainage
 - Date of Violation: 06/04/25
 - To be corrected by: 11/06/25
 - Reinspection: 12/09/25
 - City Costs: **\$142.86**

3. **25-0952 Deborah Kelly & Robert D Kelly** **6630 Crescent Loop**
 1. Roofs and Drainage
 - Date of Violation: 07/11/25
 - To be corrected by: 12/31/25
 - Reinspection: 01/14/26
 - City Costs: **\$195.74**

4. **25-1164 Ayesha K Alkhatib** **756 Overlook Grove Drive**
 1. Roofs and Drainage
 - Date of Violation: 07/08/25
 - To be corrected by: 01/01/26
 - Reinspection: 01/09/26
 - City Costs: **\$174.12**

5. **25-1322 Jose M Davilla & Lizzette Velazquez Santiago** **5712 Lakeside Landings Blvd**
 1. Roofs and Drainage
 - Date of Violation: 08/07/25
 - To be corrected by: 12/12/25
 - Reinspection: 12/15/25
 - City Costs: **\$93.74**

- 6. 25-1324 Michelle Marie Nova Cruz 5736 Lakeside Landings Blvd**
1. Roofs and Drainage
Date of Violation: 08/07/25
To be corrected by: 01/02/26
Reinspection: 01/05/26
City Costs: **\$107.12**
- 7. 25-1332 Alfonso R Jenkins & Diamond Jenkins 6070 Grey Heron Drive**
1. Roofs and Drainage
Date of Violation: 08/07/25
To be corrected by: 12/17/25
Reinspection: 12/18/25
City Costs: **\$195.74**
- 8. 25-1340 Jose Manuel Mangual Guilbe et al 6296 Red Herring Drive**
1. Roofs and Drainage
Date of Violation: 08/07/25
To be corrected by: 12/23/25
Reinspection: 12/26/25
City Costs: **\$163.74**
- 9. 25-1343 Estate of Jose Luis Vega & Jose Luis Vega 5755 Marsh Landing Drive**
1. Roofs and Drainage
Date of Violation: 08/07/25
To be corrected by: 01/01/26
Reinspection: 01/02/26
City Costs: **\$142.86**
- 10. 25-1345 Keith Allan Summers & Vicki Lynn Summers 5737 Marsh Landing Drive**
1. Roofs and Drainage
Date of Violation: 08/07/25
To be corrected by: 12/14/25
Reinspection: 12/15/25
City Costs: **\$93.74**
- 11. 25-1347 Francisco Anthony Roman Jr & Luz E Roman 5714 Marsh Landing Drive**
1. Roofs and Drainage
Date of Violation: 08/07/25
To be corrected by: 12/12/25
Reinspection: 12/15/25
City Costs: **\$128.74**

12. 25-1481 980 Oleander Land Trust 980 Oleander Drive SE

1. Dangerous Structure - Egress Walking Surface Unsafe
 2. Egress Doors
 3. Egress Non Compliant with Building and Fire Codes
 4. Living Room Size
 5. Minimum Room Widths
 6. Non Habitable Space
 7. Site Plan required - Change of use
 8. Structure Built or Maintained in Violation of Building or Fire Code
 9. Unlawful Structure
 10. Unobstructed Means of Egress Required
 11. Zoning District Land Uses
- Date of Violation: 10/20/25
To be corrected by: 12/13/25
Reinspection: 12/19/25
City Costs: **\$136.12**

13. 25-1903P 980 Oleander Land Trust 980 Oleander Drive SE

1. Building Permit Required
- Date of Violation: 10/20/25
To be corrected by: 01/02/26
Reinspection: 01/03/26
City Costs: **\$104.12**

14. 25-1491 August Rose Isaacs 4046 Great Egret Drive

1. Roofs and Drainage
- Date of Violation: 08/25/25
To be corrected by: 01/09/26
Reinspection: 01/14/26
City Costs: **\$107.12**

15. 25-1596 Matthew A Livingston 801 5th Street SE

1. Junk Trust and Debris
 2. Residential Container Storage
 3. Sanitation and Storage of Materials
- Date of Violation: 09/26/25
To be corrected by: 12/25/25
Reinspection: 01/09/26
City Costs: **\$139.12**

- 16. 25-1611 Karen L Vanfleet Trust 202 Oleander Street**
1. Exterior Door and Hardware Maintenance
 2. Exterior Door Frame Maintenance
 3. Exterior Walls
 4. Insect Screens
 5. Interior Doors
 6. Interior Surface Maintenance and Repair
 7. Plumbing Fixture Installation and Maintenance
 8. Roofs and Drainage
- Date of Violation: 09/26/25
To be corrected by: 11/15/25
Reinspection: 11/25/25
City Costs: **\$105.60**
- 17. 25-1899 Christina Bahena Alvarez & Jocelyn Sanchez 1417 Avenue D NE**
1. Inoperable and Unlicensed Motor Vehicles
 2. Sanitation and Storage of Materials
- Date of Violation: 10/23/25
To be corrected by: 12/21/25
Reinspection: 12/22/25
City Costs: **\$163.74**
- 18. 25-1919 Shannon Gillespie & Petaway H Carter Jr 2449 Mary Jewett Circle NE**
1. Inoperable and Unlicensed Motor Vehicles
 2. Junk Trash and Debris
 3. Residential Container Storage
 4. Sanitation and Storage of Materials
 5. Roofs and Drainage
 6. Zoning District Land Uses
- Date of Violation: 10/27/25
To be corrected by: 11/04/25
Reinspection: 12/05/25
City Costs: **\$157.74**
- 19. 25-1948 Anicettes Transportation LLC 221 Martin Luther King Blvd NE**
1. Banners, Pennants, Streamers and Other Moving Devices Prohibited
 2. Connection to Sanitary Drainage System Required
 3. Loose Garbage
 4. Nuisance Drainage and Places Collecting
- Date of Violation: 11/21/25
To be corrected by: 12/06/25
Reinspection: 12/08/25
City Costs: **\$176.34**

20. 25-2011 Avner Investments LLC 2391 Edwin Street NE
1. Premises Identification
2. Sanitation and Storage of Materials
Date of Violation: 11/14/25
To be corrected by: 12/16/25
Reinspection: 12/17/25
City Costs: **\$141.34**

21. 25-2048 Julienne Jules 504 Avenue H SE
1. Sanitation and Storage of Materials
Date of Violation: 11/13/25
To be corrected by: 12/30/25
Reinspection: 01/09/26
City Costs: **\$72.12**

22. 25-2063 Ronal Augstin & Kevin Augustin 347 Avenue L NE
1. Accessory Structure Maintenance
2. Fence Maintenance
3. Premises Identification
4. Residential Container Storage
5. Roofs and Drainage
6. Sanitation and Storage of Materials
Date of Violation: 11/26/25
To be corrected by: 01/08/26
Reinspection: 01/14/26
City Costs: **\$83.30**

Code Officer: Megan Drumheller

23. 25-1308 Julien Philippe 657 Avenue C SW
1. Building Permit Required
Date of Violation: 08/05/25
To be corrected by: 10/11/25
Reinspection: 12/03/25
City Costs: **\$139.12**

24. 25-1607 Cali Central Florida Investments LLC 2304 Cannon Terrace W
1. Residential Container Storage
Date of Violation: 09/30/25
To be corrected by: 11/03/25
Reinspection: 12/01/25
City Costs: **\$240.34**

- 25. 25-1777 Kleensuds LLC 1105 6th Street NW**
1. Sign Maintenance
Date of Violation: 10/09/25
To be corrected by: 11/14/25
Reinspection: 11/25/25
City Costs: **\$106.34**
- 26. 25-1794 Erick Mauricio Martinez Uzquiano 107 1/2 Avenue O NW**
1. Junk Trash and Debris
 2. Nuisance Drainage and Places Collecting
 3. Premises Identification
 4. Sanitation and Storage of Materials
Date of Violation: 10/13/25
To be corrected by: 11/22/25
Reinspection: 11/25/25
City Costs: **\$139.12**
- 27. 25-1870 Peggy L Floyd 1808 4th Street NW**
1. Parking on the Front Yard
Date of Violation: 10/13/25
To be corrected by: 10/29/25
Reinspection: 11/26/25
City Costs: **\$104.12**
- 28. 25-1884 Anna Crist Crossley 325 Avenue Q NW**
1. Inoperable and Unlicensed Motor Vehicles
 2. Insect Screens
 3. Junk Trash and Debris
 4. Roofs and Drainage
 5. Sanitation and Storage of Materials
Date of Violation: 10/13/25
To be corrected by: 12/03/25
Reinspection: 12/04/25
City Costs: **\$72.12**
- 29. 25-1886 One Stop Pharmacy 105 LLC 328 Avenue Q NW**
1. Parking Overhanging Public Property
Date of Violation: 10/13/25
To be corrected by: 11/08/25
Reinspection: 11/26/25
City Costs: **\$170.34**

- 30. 25-1889 Carlina B Bell 1620 3rd Street NW**
1. Window Glazing
Date of Violation: 10/13/25
To be corrected by: 11/08/25
Reinspection: 11/26/25
City Costs: **\$139.12**
- 31. 25-1909 Eloy Flores 2221 9th Street NW**
1. Commercial Vehicles Prohibited in Residential Districts
Date of Violation: 10/24/25
To be corrected by: 12/01/25
Reinspection: 12/04/25
City Costs: **\$206.12**
- 32. 25-1935 Landmark Investments Inc 1919 8th Street NW**
1. Accumulation of Rubbish or Garbage
 2. Junk Trash and Debris
 3. Nuisance Drainage and Places Collecting
 4. Off Premise Signs
 5. Sanitation and Storage of Materials
 6. Vacant Structure and Vacant Land Maintenance
- Date of Violation: 10/30/25
To be corrected by: 12/14/25
Reinspection: 12/15/25
City Costs: **\$75.82**
- 33. 25-1968 Carmen C Restrepo et al 907 Avenue W NW**
1. Derelict and Abandoned Vehicles on Private Property
 2. Inoperable and Unlicensed Motor Vehicles
- Date of Violation: 11/03/25
To be corrected by: 11/29/25
Reinspection: 12/04/25
City Costs: **\$129.48**
- 34. 25-1977 Rose Marie Salomon & Lorrice Georges 2004 10th Street NW**
1. Junk Trash and Debris
 2. Trailers Parked in Residential Districts
- Date of Violation: 11/03/25
To be corrected by: 11/29/25
Reinspection: 12/01/25
City Costs: **\$150.30**

35. 25-1981 12th St NW Land Trust 2206 2206 12th Street NW

1. Accessory Structure Maintenance
Date of Violation: 11/03/25
To be corrected by: 12/18/25
Reinspection: 12/19/25
City Costs: **\$139.12**

36. 25-2025 231 Citi Centre Street Holdings LLLP 253 Citi Centre Street

1. Abandoned Signage Prohibited
2. Real Estate Signs
3. Signs Obstructing Visibility Prohibited
Date of Violation: 11/19/25
To be corrected by: 12/04/25
Reinspection: 12/17/25
City Costs: **\$74.34**

B. REPEAT OFFENSE CASES:

Code Officer: Joe Cea

1. 26-0003R Radhames Oropeza 540 Avenue A NE

1. Inoperable and Unlicensed Motor Vehicles
2. Junk Trash and Debris
3. Sanitation and Storage of Materials
Previous Case: 23-0807
Hearing Date: 11/16/23
Disposition: Order Finding Violation
Re-occurrence: 01/06/26
City Costs: **\$128.68**

2. 26-0004R Greg Burrowes & Vera M Burrowes 536 Avenue A NE

1. Junk Trash and Debris
2. Sanitation and Storage of Materials
Previous Case: 25-0973
Hearing Date: 08/21/25
Disposition: Order Finding Violation - Repeat Offense
Re-occurrence: 01/06/26
City Costs: **\$104.86**

3. 26-0005R Greg Burrowes and Vera M Burrowes 221 Avenue C NE

- 1. Junk Trash and Debris
- 2. Sanitation and Storage of Materials
 - Previous Case: 25-0973
 - Hearing Date: 08/21/25
 - Disposition: Order Finding Violation - Repeat Offense
 - Re-occurrence: 01/06/25
 - City Costs: **\$104.86**

C. REDUCTION REQUESTS

Code Officer: Joe Cea

1. 16-00867 Gregory Broadie 0 Avenue S NE

Date of Order: 09/15/16
Date corrected: 12/02/16
Days past due: 67
City Costs: **\$11.48**
Total Fine: \$1,675.00

2. 17-01173R Gregory Broadie 0 Avenue S NE

Date of Order: 11/16/17
RO Fine Started 10/09/17
Date corrected: 06/26/18
Days past due: 260
City Costs: **\$11.48**
Total Fine: \$13,000.00

3. 21-1340R Gregory Broadie 0 Avenue S NE

Date of Order: 11/18/21
RO Fine Started 10/05/21
Date corrected: 12/15/21
Days past due: 71
City Costs: **\$64.54**
Total Fine: \$7,100.00

4. 23-1002R Gregory Broadie 0 Avenue S NE

Date of Order: 01/18/24
RO Fine Started 12/12/23
Date corrected: 06/27/24
Days past due: 127
City Costs: **\$308.80**
Total Fine: \$25,400.00

5. **24-0906 Gregory Broadie** **0 Avenue S NE**
Date of Order: 05/15/24
Date compliance due: 05/30/25
Date corrected: 10/24/25
Days past due: 109
City Costs: **\$392.85**
Total Fine: \$5,450.00
6. **24-0238 Luciano Pereira Santos Dos** **0 Lucerne Park Road**
Date of Order: 07/18/24
Date compliance due: 08/17/24
Date corrected: 10/23/25
Days past due: 431
City Costs: **\$307.95**
Total Fine: \$10,775.00
**2nd Reduction Request*
7. **24-0716 Landmark Investments Inc** **1919 8th Street NW**
Date of Order: 04/17/25
Date compliance due: 08/15/25
Date corrected: 10/22/25
Days past due: 49
City Costs: **\$2,231.43**
Total Fine: \$12,250.00
8. **24-0719 Colt 2020 RPL1 Trust** **276 18th Street NE**
Date of Order: 02/20/25
Date compliance due: 03/22/25
Date corrected: 11/21/25
Days past due: 210
City Costs: **\$372.28**
Total Fine: \$60,750.00
9. **25-0030 Harry Meyers & 5D Management LLC** **99 14th Street SE**
Date of Order: 07/17/25
Date compliance due: 08/16/25
Date corrected: 10/20/25
Days past due: 64
City Costs: **\$385.05**
Total Fine: \$16,000.00

10. 25-0718 Sanassi Bisnauth & Kesrie Bisnauth 5445 Chandler Drive

Date of Order: 08/21/25
Date compliance due: 09/20/25
Date corrected: 12/16/25
Days past due: 86
City Costs: **\$392.85**
Total Fine: \$21,500.00

11. 25-0719R An B & B Enterprises Inc

804 Martin Luther King Blvd NE

Date of Order: 06/18/25
RO Fine Started 05/08/25
Date corrected: 09/26/25
Days past due: 141
City Costs: **\$239.19**
Total Fine: \$35,250.00

12. 25-1636R Greg Burrowes & Vera M Burrowes 279 Avenue D SE

Date of Order: 10/16/25
RO Fine Started 09/26/25
Date corrected: 11/17/25
Days past due: 52
City Costs: **\$266.20**
Total Fine: \$5,200.00

Code Officer: Megan Drumheller

13. 24-0723 Omar Arroyo

600 Avenue S NW

Date of Order: 09/18/25
Date compliance due: 10/18/25
Date corrected: 11/24/25
Days past due: 20
City Costs: **\$297.22**
Total Fine: \$500.00

**2nd Reduction Request*

D. OTHER BUSINESS:

1. 16-00439 Jason W Bragg

500 Avenue S NW

Correction to Supplemental Order Imposing Fine dated November 21, 2024.

**Correction of fines from \$18,300 to \$17,800 and 366 days to 356 days*

2. 22-0517 Watkins Benjamin G Revocable Trust 1110 6th Street SW

a. Correction to Supplemental Order Imposing Fine dated February 15, 2024.

**Correction of fines from \$9,525 to \$9,200 and 381 days to 368 days*

- b. Correction to Supplemental Order Imposing Fine dated February 20, 2025.
**Correction of fines from \$9,525 to \$9,300 and 381 days to 372 days*

VI. NEXT HEARING DATE: March 19, 2026

VII. ADJOURNMENT