

**A Special Magistrate Hearing was held on October 1, 2025.
The hearing was called to order at 1:30 PM, Adjourned at 1:50 PM**

Code Enforcement and City Representatives Present:

Kevin Wagner, Special Magistrate
Lynn Gelin, City Attorney
Lawonda Warren, Assistant City Attorney
Latoya Thompson, Code Officer

Owners and/or Respondents Present:

Carol Russo, Owner

Old Business case was presented first.

IR Case Code25-000183

Address: 515 NW 12th Street

Owners Name: Rettig & Trudy Talbot

Presented by: Lynn Gelin

Violation- Illicit Discharge 53.012 (A)

Lynn Gelin, the City Attorney for the City of Delray Beach asked the magistrate to dismiss this case. Ms. Gelin has spoken to the public works director, Neighborhood and Community Services director Jeri Pryor and the City Manager. It was brought to Ms. Gelin's attention that this case is very different from the illicit discharge cases as this case is for pool water. There is an exception in the ordinance for unchlorinated pool water. Ms. Gelin does not believe there was a violation and is asking the magistrate to Set aside the order and dismiss.

Kevin Wagner, special magistrate, based on the recommendation of the city the magistrate made the order to set aside the order and dismiss.

Case Code25-000158

Address: 4507 NW 3rd Drive

Owners Name: Carol Russo

Presented by: Code Officer Latoya Thompson

Violation- Permits and Inspections 7.2.2

Code Enforcement Officer Latoya Thompson testified that she received a citizen complaint regarding light spillage from a light fixture. The light was determined to be hardwired without a permit which is in violation of the city code ordinance 7.2.2 permits and inspections. Ms. Thompson stated the owner applied for the permit yesterday.

Lawonda Warren questioned the code officer in reference to the exhibits and entered 3 exhibits into evidence without any objections. Lawonda believes that compliance can be done within 30 days.

Property Owner, Carol Russo, testified that the light was a censor light that was already installed when she purchased the property, and she replaced with a new light and did not realize she needed a permit. She inherited the previous owner's problem.

The city recommends that the owner obtains the permit within 30 days or a daily fine of \$75.00.

Carol Russo stated that she did not know how long it would take to obtain the permit it would depend on the contractor.

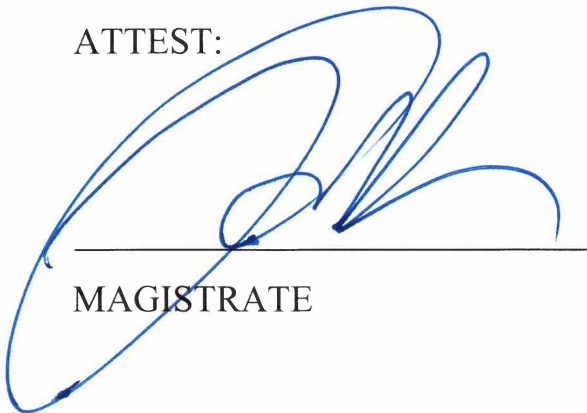
Kevin Wagner, Magistrate, ordered that the property is in violation of 7.2.2 light without a permit. The owner will be given 45 days to obtain the permit or \$75.00 daily fine.


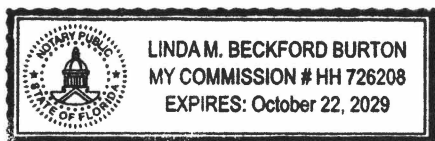
Adjournment 1:50PM

Special Magistrate Hearing
October 1, 2025
Meeting Minutes

The undersigned is the Secretary of the Special Magistrate, and the information provided herein is the minutes of the meeting of said Special Magistrate Hearing on October 1, 2025, which minutes were formally approved and adopted by the Special Magistrate on November 5, 2025.

ATTEST:



MAGISTRATE

MAGISTRATE LIAISON

NOTE TO READER: If the minutes you have received are not completed as indicated above, this means they are not the official minutes of the (Board Name). They will become official minutes only after review and approval, which may involve some amendments, additions, or deletions.