

# **City of Port St. Lucie**

121 SW Port St. Lucie Blvd.  
Port St. Lucie, Florida 34984



## **Meeting Agenda**

**Wednesday, April 1, 2026**

**9:00 AM**

**City Hall, Council Chambers**

### **Special Magistrate Hearing**

1. **Meeting Called to Order**
  2. **Pledge of Allegiance**
  3. **Swearing in Code Specialist and/or Building Investigators**
  4. **Approval of Minutes**
    - 4.a Hear Approval of Minutes for 2/4/2026 and 3/4/2026 Cases and Approve the Staff Recommendation [2026-306](#)
  5. **Late Abatements and/or Postponements**
  6. **Approval of Agenda**
  7. **Introduction of Cases**
  8. **Code Violations**
    - 8.a Hear Code Violations Cases and Approve the Staff Recommendation [2026-307](#)
  9. **Code Violations Special Requests**
    - 9.a Hear Code Violations Special Requests Cases and Approve the Staff Recommendation [2026-308](#)
  10. **Certification of Fines**
    - 10.a Hear Certification of Fines Cases and Approve the Staff Recommendation [2026-309](#)
  11. **Certification of Fines Special Requests**
    - 11.a Hear Certification of Fines Special Requests Cases and Approve the Staff Recommendation [2026-310](#)
  12. **How Parties are Notified**
  13. **Introduction of Cases Without Parties Present**
  14. **Public to be Heard**
  15. **Adjourn**
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NOTICE: Anyone who requires a translator, auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a City of Port St. Lucie program, service, or activity, should contact the office of Natalie Cabrera, Human Resources Department, City of Port St. Lucie, City Hall Bldg. A, 121 S.W. Port St. Lucie Boulevard, Port St. Lucie, Florida 34984-5099, as soon as possible but no later than 48 hours before the scheduled event.

Notice: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, if a person decides to appeal any decision made by the City Council, board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)



Agenda Summary  
2026-306

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**Agenda Date:** 4/1/2026

**Agenda Item No.:** 4.a

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Placement: Approval of Minutes

Action Requested: Motion / Vote

Hear Approval of Minutes for 2/4/2026 and 3/4/2026 Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Special Projects Coordinator, NSD.

Strategic Plan Link: The City's Goal of safe, clean, and beautiful.

Presentation Information: For cases where a party is present, the Code Compliance Officer will present their case findings and then an opportunity for the party present to testify will be given.

Staff Recommendation: Move that the Council Approve previous Special Magistrate hearing minutes.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Approve previous Special Magistrate hearing minutes.
2. Move that the Council not certify or approve the presented case and provide staff direction.

Background: The Special Magistrate is an attorney and member of the Florida Bar who is appointed by the City Council to preside over code enforcement matters. The Special Magistrate has the jurisdiction and authority to hear and decide alleged violations and exercise the powers of a Code Enforcement Board as provided in chapter 162, Florida Statutes.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided.

*NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.*

**City of Port St. Lucie**  
**Special Magistrate Hearing**  
**Meeting Minutes - Draft**

121 SW Port St. Lucie  
Blvd.  
Port St. Lucie, Florida  
34984

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**Wednesday, February 4, 2026**

**9:00 AM**

**City Hall, Council Chambers**

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1. Meeting Called to Order

A SPECIAL MAGISTRATE HEARING of the City of Port St. Lucie was called to order by Special Magistrate Kelly Rodriguez on February 4, 2026, at 9:00 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Kelly Rodriguez, Special Magistrate

Sara Brown, Project Coordinator

Rachel Francois Dieujuste, Code Compliance Standards Associate

Richard Shiller, Deputy City Attorney

Various Code Compliance Officers

Shanna Donleavy, Deputy City Clerk

2. Pledge of Allegiance

The Special Magistrate led the assembly in the Pledge of Allegiance.

3. Swearing in Code Specialist and/or Building Investigators

The Deputy City Clerk administered the Oath of Testimony to staff.

4. Approval of Minutes

There was nothing scheduled under this item.

5. Late Abatements and/or Postponements

Ms. Francois Dieujuste informed the Special Magistrate that Case 25-16865 was a late abatement.

6. Approval of Agenda

The Special Magistrate approved the agenda.

7. Introduction of Cases

(Clerk's Note: Cases were heard as they signed into the hearing.)

8. Code Violations

**8.a** Hear Code Violations Cases and Approve the Staff

[2026-139](#)

Recommendation

There was nothing scheduled under this item.

9. Code Violations Special Requests

- 9.a** Hear Code Violations Special Requests Cases and Approve  
the Staff Recommendation

[2026-140](#)

Peco      25-10168      250 SW Pagoda Ter

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Peco, previously sworn, read the case presentation and staff's recommendations into the record. She presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Michael Nelson stated that he has been working on clearing the property and repairing the fence & shingles.

The Special Magistrate found proper notice, found that the property remained in violation and set a compliance date of February 19, 2026.

Capp      25-17989      1111 SW Midland Ln

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Capp, previously sworn, read the case presentation and staff's recommendations into the record. She presented photos that were taken at the time of the inspections showing the subject property and violations.

The Special Magistrate found proper notice, found that the property remained in violation and set a compliance date of February 11, 2026, if not in compliance by that date he would grant all relief requested by the City.

10. How Parties are Notified

Ms. Francois Dieujuste stated that a Notice of Hearing or Notice of the Certification of Fine was sent to the violator by Certified Mail Return Receipt Requested to the address listed in the Tax Collector's Office for tax notices or to the address listed in the County Property Appraiser's Database. If the green card was returned, it was placed in the file and was either signed, unsigned or unclaimed. Ten days before the hearing, an agenda was posted on the bulletin board in the lobby of Port St. Lucie City Hall. Also, a Notice of Hearing was posted on the property in question, along with an Affidavit of Posting, which included a copy of the notice posted and the date and places of its posting. If the certification card was not returned to the Neighborhood Services Department, then within ten days before the Hearing, posting was completed in the same

manner as if the card was returned unclaimed as stated above. The photos shown at the hearing were kept and maintained as public records of the City of Port St. Lucie's Neighborhood Services Department. She requested that the Clerk enter the cases into the record and asked the Special Magistrate if he had any questions on cases where parties were not present. The Special Magistrate replied in the negative and added that he would sign the appropriate orders.

11. Introduction of Cases Without Parties Present

There was nothing heard under this item.

12. Public to be Heard

There was nothing heard under this item.

13. Adjourn

There being no further business, the meeting was adjourned at 9:26 a.m.

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Shanna Donleavy, Deputy City Clerk

**City of Port St. Lucie**  
**Special Magistrate Hearing**  
**Meeting Minutes - Draft**

121 SW Port St. Lucie  
Blvd.  
Port St. Lucie, Florida  
34984

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**Wednesday, March 4, 2026**

**9:00 AM**

**City Hall, Council Chambers**

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1. Meeting Called to Order

A SPECIAL MAGISTRATE HEARING of the City of Port St. Lucie was called to order by Special Magistrate Kelly Rodriguez on March 4, 2026, at 9:05 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Kelly Rodriguez, Special Magistrate  
Sara Brown, Project Coordinator  
Daniella Margetic, Deputy City Attorney  
Various Code Compliance Officers  
Shanna Donleavy, Deputy City Clerk

2. Pledge of Allegiance

The Special Magistrate led the assembly in the Pledge of Allegiance.

3. Swearing in Code Specialist and/or Building Investigators

The Deputy City Clerk administered the Oath of Testimony to staff.

4. Approval of Minutes

There was nothing scheduled under this item.

5. Late Abatements and/or Postponements

There was nothing heard under this item.

6. Approval of Agenda

The Special Magistrate approved the agenda.

7. Introduction of Cases

(Clerk's Note: Cases were heard as they signed into the hearing.)

8. Code Violations

**8.a** Hear Code Violations Cases and Approve the Staff  
Recommendation

[2026-214](#)

There was nothing scheduled under this item.

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**9. Code Violations Special Requests**

- 9.a** Hear Code Violations Special Requests Cases and Approve the Staff Recommendation

[2026-215](#)

Bender 25-18083 571 SW Romora Bay

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Bender, previously sworn, read the case presentation and staff's recommendations into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations.

The Special Magistrate found proper notice and found that the property remained in violation and set a compliance date of March 5, 2026, if not in compliance by that date he would grant all relief requested by the City. He inquired if the City would abate the fence violation, to which Wesley Armstrong, Code Compliance Manager, replied that the City would abate the pool violation as opposed to the fence. He explained that the pool covering would be permanent and would require a permit whereas a fence could be damaged in the future.

Capp 25-18645 1692 SW Alvaton Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Capp, previously sworn, read the case presentation and staff's recommendations into the record. She presented photos that were taken at the time of the inspections showing the subject property and violations.

The Special Magistrate found proper notice, found that the property remained in violation and set a compliance date of March 11, 2026, if not in compliance by that date he would grant all relief requested by the City.

Miller 25-18417 836 SW McComb Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Miller, previously sworn, read the case presentation and staff's recommendations into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations.

The Special Magistrate found proper notice, found that the property remained in violation and set a compliance date of March 11, 2026, if not in compliance by that date he would grant all relief requested by the City.

**10. Certification of Fines**

- 10.a** Hear Certification of Fines Cases and Approve the Staff

[2026-216](#)

Recommendation

There was nothing scheduled under this item.

11. Certification of Fines Special Requests

- 11.a** Hear Certification of Fines Special Requests Cases and  
Approve the Staff Recommendation

[2026-217](#)

Kashatus      25-15556      280 SW Undallo Rd

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Kashatus, previously sworn, read the case presentation, staff's recommendations, and the previous Special Magistrate's ruling into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk administered the Oath of Testimony to Kelvin Sookdeo who appeared via Zoom. He informed the Special Magistrate that he was his sister's Power of Attorney as she was in a memory care center and added that he would be assuming responsibility for the property moving forward.

The Special Magistrate found proper notice, found that the property remained in violation and granted all the relief requested by the City.

Bender          25-13785      721 SW General Patton Ter

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Bender, previously sworn, read the case presentation, staff's recommendations, and the previous Special Magistrate's ruling into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations.

The Special Magistrate found proper notice and granted all the relief requested by the City.

Bender          25-13992      317 NW Granadeer St

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Bender, previously sworn, read the case presentation, staff's recommendations, and the previous Special Magistrate's ruling into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations.

The Special Magistrate found proper notice, found that the property

remained in violation and granted all the relief requested by the City.

Capp      25-16174      991 SW Versailles Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Capp, previously sworn, read the case presentation, staff's recommendations, and the previous Special Magistrate's ruling into the record. She presented photos that were taken at the time of the inspections showing the subject property and violations.

The Special Magistrate found proper notice, found that the property remained in violation and granted all the relief requested by the City.

Kashatus      25-11042      444 SW Crawfish Dr

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Kashatus, previously sworn, read the case presentation, staff's recommendations, and the previous Special Magistrate's ruling into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations. He informed the Special Magistrate that this case (the lot) and the below case (a house) were owned by the same party. He stated that he has no contact with the owners.

The Special Magistrate found proper notice, found that the property remained in violation and granted all the relief requested by the City.

Kashatus      25-14692      436 SW Crawfish Dr

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Kashatus, previously sworn, read the case presentation, staff's recommendations, and the previous Special Magistrate's ruling into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations.

The Special Magistrate found proper notice, found that the property remained in violation and granted all the relief requested by the City.

Miller      25-15802      3982 SW Kabane St

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Miller, previously sworn, read the case presentation, staff's recommendations, and the previous Special Magistrate's ruling into the record. He presented photos that were taken at the time of the inspections showing the subject

property and violations.

The Special Magistrate found proper notice, found that the property remained in violation and granted all the relief requested by the City.

12. How Parties are Notified

Ms. Brown stated that a Notice of Hearing or Notice of the Certification of Fine was sent to the violator by Certified Mail Return Receipt Requested to the address listed in the Tax Collector's Office for tax notices or to the address listed in the County Property Appraiser's Database. If the green card was returned, it was placed in the file and was either signed, unsigned or unclaimed. Ten days before the hearing, an agenda was posted on the bulletin board in the lobby of Port St. Lucie City Hall. Also, a Notice of Hearing was posted on the property in question, along with an Affidavit of Posting, which included a copy of the notice posted and the date and places of its posting. If the certification card was not returned to the Neighborhood Services Department, then within ten days before the Hearing, posting was completed in the same manner as if the card was returned unclaimed as stated above. The photos shown at the hearing were kept and maintained as public records of the City of Port St. Lucie's Neighborhood Services Department.

13. Introduction of Cases Without Parties Present

Mr. Armstrong stated that the following cases were entered into public record, the Code Compliance Officers inspected the properties and found violations to exist. A reasonable date for compliance was subsequently given, but upon re-inspection it was confirmed that compliance was not achieved. A formal Notice of Hearing was issued for today's hearing, and the respondent had failed to appear.

The City requests that these cases be found in violation of their respective listed code sections and be given until March 11, 2026, to bring the property into compliance. Should compliance not be met, the City requests that a future hearing be scheduled to determine and impose an appropriate fine.

The cases without parties were read into the record by Ms. Brown:

26-00258     10778 SW Sultan Dr  
25-17902     3402 SW Haines St  
26-02537     2490 SE Drayton Rd

Mr. Armstrong stated that the following cases were entered into public record, a violation hearing was held, and a date of compliance was issued by the Special Magistrate. Upon re-inspection by a Code Compliance Officer, it was determined that compliance had not been achieved for the violations of the respective listed sections of the code. A formal Notice of Hearing was issued for today's hearing,

and the respondent had failed to appear. The city requested that the fines be certified and administrative costs be assessed and awarded to the City.

The cases without parties were read into the record by Ms. Brown:

25-05521     3113 SW Hambrick St

The Special Magistrate certified the fines.

14. Public to be Heard

There were no public comments to be heard.

15. Adjourn

There being no further business, the meeting was adjourned at 9:58 a.m.

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Shanna Donleavy, Deputy City Clerk



Agenda Summary  
2026-307

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**Agenda Date:** 4/1/2026

**Agenda Item No.:** 8.a

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Placement: New Business

Action Requested: Motion / Vote

Hear Code Violations Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Special Projects Coordinator, NSD.

Strategic Plan Link: The City's Goal of safe, clean, and beautiful.

Presentation Information: For cases where a party is present, the Code Compliance Officer will present their case findings and then an opportunity for the party present to testify will be given.

Staff Recommendation: Move that the Council Find that the properties are in violation of the City Code and approve the compliance date as requested.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Find that the properties are in violation of the City Code and approve the compliance date as requested.
2. Move that the Council not certify or approve the presented case and provide staff direction.

Background: The Special Magistrate is an attorney and member of the Florida Bar who is appointed by the City Council to preside over code enforcement matters. The Special Magistrate has the jurisdiction and authority to hear and decide alleged violations and exercise the powers of a Code Enforcement Board as provided in chapter 162, Florida Statutes.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

*NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.*

## Code Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	25-18627	Rafael Carlos Reyes Concepcion	1013 SW Sarto Ln
	Bender	26-00230	Venel Remeus & Meliresse Pierre	1685 SW Chicory Ter
	Bender	26-00251	BRIGHT HARBOR CAPITAL PROPERTIES LLC	926 SW General Patton TER
	Bender	26-00255	Cresha Doreus, Alain Doreus & Alexandra Doreus	1025 SW Sultan DR
	Bender	26-00337	Teresa Halliday	5911 NW Ketona CIR
	Bender	26-00557	Nicole A Duchene & Erik I Duchene	5810 NW Fall Flower CT
	Bender	26-00799	Deniene C Wright & Vaughn C Wright	1218 SW Parma AVE
	Bender	26-00880	Hector Villa	1344 SW Granville AVE
	Bender	26-00881	Cayetano G Ambriz & Sofia F Raya	1355 SW Granville AVE
	Bender	26-00975	Antonio J Pagan & Emelia J Pagan	1965 SW Idaho Ln
	Bender	26-01175	Erick Babilonia & Myriam Babilonia	1772 SW Erie ST
	Bender	26-01260	Bryan H Longworth & Jessica L Longworth	1850 SW Mackenzie ST
	Bender	26-01399	Catherine M Garrett & Edward Garrett	854 SW Andrew RD
	Capp	25-18266	Damiana Martinez & Dana Marie Cruz	1601 SW Crawford AVE
	Capp	25-18447	Thomas Belsito	3310 SW Martin ST
	Capp	26-00020	Roger William Buffington & Agata Francesca Roberts	1034 SW Dubuque AVE
	Capp	26-00136	Cody Cossick & Kari Gastel	1025 SW Placetas AVE
	Capp	26-00296	Yosbel Rabelo Rodriguez & Thalia Alonso Gonzalez	2897 SW Ortega ST
	Capp	26-00300	Scott Broward Brantley III (TR)	2843 SW Lucerne St
	Capp	26-00306	FKH SFR C1 LP	2998 SW Vittorio ST
	Capp	26-00610	Cedric R Baker & Jamilla Wright-Baker	1665 SW Cefalu CIR
	Capp	26-00771	Kent J Korbust	1111 SW Midland LN
	Capp	26-01293	Yaimara Caridad Montano	1865 SW Millikin AVE

	Cerami	25-16425	Towana LashYonn Wilson	1733 SW Commargo ST
	Cerami	26-00121	Derek A Stone & Jennifer Stone	2257 SW Gray Beal AVE
	Cerami	26-00622	Ivette Llompant & Angel Perez	2555 SW Danbury ST
	Cerami	26-00788	Lynda C Lynn (TR)	2641 SW Tanforan BLVD
	Cerami	26-00801	Tule River Homebuyer Earned Equity Agency TRHEEA	2134 SW Savage BLVD
	Kashatus	25-14053	Rosemita Petion	4613 SW Fallkirk ST
	Kashatus	25-16835	Phyllicia N Patterson, Kevin Thompson & Stacy Gayle	4068 SW Mc Candless ST
	Kashatus	25-16971	Jennifer Lynn Sokolowski	599 SW Rabbit AVE
	Kashatus	25-17348	Nance D Mijares	4290 SW Yalta ST
	Kashatus	25-18624	Jorge A Ramos Munoz & Iris Martinez Moran	4262 SW Whitebread RD
	Kashatus	26-00349	FKH SFR L LP c/o FirstKey Homes LLC	4073 SW Jaquist ST
	Kashatus	26-00357	Bethune Kerr-Benitez	921 SW Haas AVE
	Kashatus	26-00362	Marie Nicou Michel	817 SW Haas AVE
	Kashatus	26-00546	Jeremy A Clerc & Christina L Clerc	992 SW Haas AVE
	Kashatus	26-00846	Anna C Hutcheson & Francis R Hersey	855 SW Hamberland AVE
	Kashatus	26-00847	Ricardo Castro	949 SW Hamberland AVE
	Kashatus	26-01184	Jeremiah Clay & Jetura Shaneka Clay	992 SW Haleyberry AVE
	Kashatus	26-01220	2019-1 IH BORROWER LP c/o Ryan LLC	1584 SW Paar DR
	Miller	25-17370	Maunise Joseph, Raymonde Lamande & Ernst Lamande	3633 SW Carmody ST
	Miller	25-17510	Rogelio Torres Valle & Erika Espinoza	3611 SW Voyager ST
	Miller	25-17598	Jerry Charles & Don Benso Cune	1833 SW Penrose Ave
	Miller	25-17640	Samuel Rodriguez	601 SW Mccomb AVE
	Miller	25-18424	Dominique Boyer Pierre & Edison Pierre	825 SW Trouville AVE
	Miller	25-18425	FKH SFR PROPCO A LP c/o FirstKey Homes LLC	3501 SW Voyager St
	Miller	25-18524	Lerrose Saint Jean & David Pierre	3750 SW Masilunas ST

	Miller	25-18529	Gabriel Duran Mejia	1252 SW Lawndale AVE
	Miller	25-18532	Jennie Carcamo-Julbe (TR)	1157 SW Ingrassina AVE
	Miller	26-00456	Janet Corsale	3702 SW Swope St
	Miller	26-00657	Ghislaine Oscar	1016 SW McComkle AVE
	Miller	26-00724	Samuel Winston Hessler	3861 SW Chaffin ST
	Miller	26-01505	Charles Addonizio (TR) & Adeline Addonizio (TR)	548 SW Halden AVE
	Miller	26-01507	Veronica Lindor, Jacques Vieux & Elischama Jacques Junior Vieux	578 SW Halkell AVE
	O'Malley	26-01562	Jonathan Daniel Harmon	5846 NW Dooley CIR



Agenda Summary  
2026-308

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**Agenda Date:** 4/1/2026

**Agenda Item No.:** 9.a

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Placement: New Business

Action Requested: Motion / Vote

Hear Code Violations Special Requests Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Special Projects Coordinator, NSD.

Strategic Plan Link: The City's Goal of safe, clean, and beautiful.

Presentation Information: For cases where a party is present, the Code Compliance Officer will present their case findings and then an opportunity for the party present to testify will be given.

Staff Recommendation: Move that the Council Find that the properties are in violation of the City Code and approve the compliance date as requested.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Find that the properties are in violation of the City Code and approve the compliance date as requested.
2. Move that the Council not certify or approve the presented case and provide staff direction.

Background: The Special Magistrate is an attorney and member of the Florida Bar who is appointed by the City Council to preside over code enforcement matters. The Special Magistrate has the jurisdiction and authority to hear and decide alleged violations and exercise the powers of a Code Enforcement Board as provided in chapter 162, Florida Statutes.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

*NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.*

## Code Violations Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Capp	26-00228	Alfonso Wheeler & Edith Wheeler	1881 SW Elijah AVE
	Capp	26-00807	Kimberlee A Reynolds	1273 SW Marmore AVE
	Miller	26-00591	FKH SFR C1 LP c/o FirstKey Homes LLC	820 SW Thrift AVE
	Miller	26-01958	Bobby Martin Jr	4150 SW Rardin ST
	Wise	26-03562	James Bernard Quade Jr & Lauren Kimberly Quade	1737 SE Lullaby TER



Agenda Summary  
2026-309

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**Agenda Date:** 4/1/2026

**Agenda Item No.:** 10.a

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Placement: New Business

Action Requested: Motion / Vote

Hear Certification of Fines Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Special Projects Coordinator, NSD.

Strategic Plan Link: The City's Goal of safe, clean, and beautiful.

Presentation Information: For cases where a party is present, the Code Compliance Officer will present their case findings and then an opportunity for the party present to testify will be given.

Staff Recommendation: Move that the Council Certify the lien, daily fine and administrative charges on the property.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Certify the lien, daily fine and administrative charges on the property.
2. Move that the Council not certify or approve the presented case and provide staff direction.

Background: The Special Magistrate is an attorney and member of the Florida Bar who is appointed by the City Council to preside over code enforcement matters. The Special Magistrate has the jurisdiction and authority to hear and decide alleged violations and exercise the powers of a Code Enforcement Board as provided in chapter 162, Florida Statutes.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

*NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.*

### Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	25-04558	Melissa N DeFrancesco	1108 SW Estaugh AVE
	Bender	25-13559	BAF ASSETS 6 LLC	961 SW Commonwealth RD
	Cerami	25-15056	Alex F Torres & Courtney Elizabeth Brimhall	2441 SW Washington ST
	Kashatus	25-03707	Sara E Arguelles & Thomas M Petkevich	4626 SW Scanavino ST
	Kashatus	25-10947	Larry A Robinson & Marta R Robinson	426 SW Kabot AVE



Agenda Summary  
2026-310

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**Agenda Date:** 4/1/2026

**Agenda Item No.:** 11.a

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Placement: New Business

Action Requested: Motion / Vote

Hear Certification of Fines Special Requests Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Special Projects Coordinator, NSD.

Strategic Plan Link: The City's Goal of safe, clean, and beautiful.

Presentation Information: For cases where a party is present, the Code Compliance Officer will present their case findings and then an opportunity for the party present to testify will be given.

Staff Recommendation: Move that the Council Certify the lien, daily fine and administrative charges on the property.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Certify the lien, daily fine and administrative charges on the property.
2. Move that the Council not certify or approve the presented case and provide staff direction.

Background: The Special Magistrate is an attorney and member of the Florida Bar who is appointed by the City Council to preside over code enforcement matters. The Special Magistrate has the jurisdiction and authority to hear and decide alleged violations and exercise the powers of a Code Enforcement Board as provided in chapter 162, Florida Statutes.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

*NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.*

**Certification of Fines Special Requests**

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	25-18325	Anthony Tobias Meely Sr	1117 SW Jennifer AVE

Next Magistrate Hearing – April 8, 2026 SM Davis

Note: This agenda is subject to change daily and may also have deletions prior to the scheduled hearing date.