

# City of Port St. Lucie

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



## Meeting Agenda

Wednesday, May 6, 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 4/1/2026 Cases and Approve the Staff Recommendation [2026-420](#)
5. **Late Abatements and/or Postponements**
6. **Approval of Agenda**
7. **Introduction of Cases**
8. **Modification Requests**
  - 8.a Hear Modification Requests Cases and Approve the Staff Recommendation [2026-421](#)
9. **Code Violations**
  - 9.a Hear Code Violations Cases and Approve the Staff Recommendation [2026-422](#)
10. **Code Violations Special Requests**
  - 10.a Hear Code Violations Special Requests Cases and Approve the Staff Recommendation [2026-423](#)
11. **Certification of Fines**
  - 11.a Hear Certification of Fines Cases and Approve the Staff Recommendation [2026-424](#)
12. **Certification of Fines Special Requests**
  - 12.a Hear Certification of Fines Special Requests Cases and Approve the Staff Recommendation [2026-425](#)
13. **How Parties are Notified**

**14. Introduction of Cases Without Parties Present****15. Public to be Heard****16. Adjourn**

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  
2026-420

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**Agenda Date:** 5/6/2026

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

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Placement: Approval of Minutes

Action Requested: Motion / Vote

Hear Approval of Minutes for 4/1/2026 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**

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

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**Wednesday, April 1, 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 Esq. on April 1, 2026, at 9:04 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Kelly Rodriguez Esq., Special Magistrate  
Sara Brown, Project Coordinator  
Wesley Armstrong, Code Compliance Supervisor  
Aaron Biehl, Code Compliance Supervisor  
Jeremy Kashatus, Code Compliance Officer  
Greg Bender, Code Compliance Officer  
Brandon Miller, Code Compliance Officer  
Richard Shiller, Deputy City Attorney  
Jasmin De Freese, 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 the Code Compliance Officers.

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](#)

The Special Magistrate approved the meeting minutes as submitted.

5. Late Abatements and/or Postponements

Project Coordinator Brown indicated that the following cases were postponed; 25-18627, 25-18266, 25-14053.

Project Coordinator Brown indicated that the following cases were abated;

26-00251, 25-17510.

6. Approval of Agenda

The Special Magistrate approved the agenda, as published.

7. Introduction of Cases

8. Code Violations

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

[2026-307](#)

9. KASHATUS / CASE NO. 26-00846 / 855 SW HAMBERLAND AVE

Code Compliance Officer Kashatus read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. He noted that the Public Works Department was conducting a maintenance program on the canal on that street, and an independent survey was conducted to determine the right-of-way obstruction. He stated that 9 of 11 homes had moved their fences, and that there was a conflict of interest between the City's survey and the survey that the Respondent has. He exhibited the location of the fence and informed of the lack of access that the surveyor had.

The Deputy City Clerk swore in Respondent Francis Hersey, who stated that he had received a survey when he purchased the house, and the pool company and fence company had used that survey, and he noted that he would be leaving in 15 days and would not return in October. He stated that he was advised that measurements should be 20ft and it was, and that he had spoken to Public Works once, who had advised him that they had spoken to Atlantic Fence and they would be moving the fence, but Atlantic Fence stated that they never spoke to her.

The Special Magistrate inquired whether a comparison had been made between the two surveys, to which Officer Kashatus responded in the affirmative. (Clerk's Note: A survey was exhibited at this time.) Mr. Hersey then informed of financial expenses that he currently had, noting that if he did not have these expenses, he would have paid to have it moved. The Special Magistrate advised Mr. Hersey that there was no one there to testify on his behalf and no evidence was provided, and unless he was able to provide evidence and/or testimony, there was nothing that he could find in his favor. Mr. Hersey inquired if the hearing could be postponed to allow time to survey the fence, to which Supervisor Armstrong stated that they were not in opposition, but reiterated that it was impeding the City's ability to maintain their property. The Special Magistrate recommended

also submitting an affidavit indicating that the location of the fence was proper, and then they could have another hearing. Supervisor Armstrong recommended finding a violation today with a 30-day compliance date, then once a survey was produced, if there was a difference between that and the City survey, then they could discuss the next steps.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by May 1, 2026. He stated that either the fence would have to be moved or a survey would have to be submitted.

#### 8. KASHATUS / CASE NO. 26-00546 / 992 SW HAAS AVE

Code Compliance Officer Kashatus read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Respondent Jeremy Clerc, who stated that he would be taking care of the house numbers and he could get insurance & tags for 1 car, but he did not have the financial means to take care of the other car, so he would try to move it to the garage. The City recommended a 30-day compliance date.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by May 1, 2026.

#### 9. Code Violations Special Requests

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

[2026-308](#)

#### 14. CAPP / CASE NO. 26-00228 / 1881 SW ELIJAH AVE

(Clerk's Note: Officer Miller presented on behalf of Officer Capp.)

Code Compliance Officer Miller read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. (Clerk's Note: The Respondent was not present.)

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by April 8, 2026. If compliance is not met by this date, He authorized the City to enter the property and abate

the high grass and weeds, and the costs will be determined at a later hearing.

16. MILLER / CASE NO.26-00591 / 820 SW THRIFT AVE

Code Compliance Officer Miller read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. (Clerk's Note: The Respondent was not present.)

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by April 8, 2026. If compliance is not met by this date, He authorized the City to enter the property and abate the high grass and weeds, and the costs will be determined at a later hearing.

10. Certification of Fines

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

[2026-309](#)

19. CERAMI / CASE NO. 25-15056 / 2441 SW WASHINGTON ST

(Clerk's Note: Supervisor Biehl presented the case on behalf of Officer Cerami.)

Supervisor Biehl read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Respondent Alex Torres, who informed of personal situations and stated that he was trying to save the car for his father when he moved in with them, but could not register it due to funds. The Special Magistrate inquired if he had obtained insurance quotes, to which Mr. Torres responded in the negative due to already having a commercial policy for his other cars and the cost was expensive. The Special Magistrate informed of Florida State laws, and he inquired if the City would oppose to an extension, to which the City responded in the negative and noted that Mr. Torres could also move the vehicle indoors within a structure. Supervisor Armstrong clarified that this was a Certification of Fines hearing, and that he could receive more than 30 days due to this. (Clerk's Note: A date certain was not provided at this time.)

The Special Magistrate continued the case.

**17. BENDER / CASE NO. 25-04558 / 1108 SW ESTAUGH AVE**

Code Compliance Officer Bender read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Respondent Melissa DeFrancesco and her mother Mikayla Trump-Chandler. Ms. DeFrancesco stated that the insurance company would be sending a check, but she is disputing the amount and contesting the claim, so she was in an appeal process. Ms. Trump-Chandler clarified that Ms. DeFrancesco had tried to work on this within 2 weeks of the tornadoes happening, and that she had never received any money even though claimed they sent it to her. She added that the insurance company had extended a forbearance until the end of May, and that the tarp that was originally on her roof that she was cited for was a temporary roof that was put up by the government program Blue Roof, and the insurance company had it removed to take pictures to give to the adjuster.

The Special Magistrate inquired as to how long the appeal would take, to which Ms. Trump-Chandler replied that the insurance company was saying May. The City recommended extending this hearing to the end of May, and upon discussion, a 60-day extension was agreed upon.

The Special Magistrate continued the case for 60 days.

**11. Certification of Fines Special Requests**

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

[2026-310](#)

**20. BENDER / CASE NO. 25-18325 / 1117 SW JENNIFER AVE**

Code Compliance Officer Bender read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.  
(Clerk's Note: The Respondent was not present.)

Based on the testimony and evidence presented, the Special Magistrate found that the Respondent had failed to comply with the deadline set forth in the Violation Hearing. He certified the fine in the amount of \$50/day, up to a maximum of \$50,000, in addition to repair costs of \$225 and administrative costs of \$411.

**21. KASHATUS / CASE NO. 25-10947 / 426 SW KABOT**

Code Compliance Officer Kashatus read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. (Clerk's Note: The Respondent was not present.)

Based on the testimony and evidence presented, the Special Magistrate found that the Respondent had failed to comply with the deadline set forth in the Violation Hearing. He certified the fine in the amount of \$25/day, up to a maximum of \$50,000, in addition to repair costs of \$225 and administrative costs of \$411. The Special Magistrate authorized the City, per Section 162.08(5) of the Florida Statutes, to enter the property to abate the health, safety, and welfare violations and assess those costs.

12. How Parties are Notified

The Project Coordinator read the following into the record: 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. The Project Coordinator requested that the Clerk enter the cases into the record and asked the Special Magistrate if he had any questions about any cases with no parties present, to which he responded in the negative.

13. Introduction of Cases Without Parties Present

Supervisor Armstrong read the following into the record: Regarding the following cases entered into public record, our 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 has failed to appear. The City requests that these cases be found in violation of their respective listed code sections and be given until April 8, 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 following cases without parties present were read into the record by the

## Project Coordinator:

25-00557 5810 NW Fall Flower Ln  
26-00975 1965 SW Idaho Ln  
26-00771 1111 SW Midland Ln  
25-16425 1733 SW Commargo St  
25-17370 3633 SW Carmody St  
25-17598 1833 SW Penrose Ave  
26-01505 548 SW Haldon Ave

Supervisor Armstrong read the following into the record: Regarding the following cases 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 has 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 has failed to appear. The City requests that the fines be certified and administrative costs be assessed and awarded to the City.

25-18325 1117 SW Jennifer Ave

## 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 10:20 a.m.

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Jasmin De Freese, Deputy City Clerk



## Agenda Summary

2026-421

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**Agenda Date:** 5/6/2026

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

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Placement: New Business

Action Requested: Motion / Vote

Hear Modification 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 Approves the modified lien amount.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Approves the modified lien amount.
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.*

## Modification Requests

#	Specialist	Case No.	Respondent(s)	Respondent Address
	Rojas	24-31515 BL	Irene Beaubrun	902 SW Abbot Ave
	Rojas	22-00765	Robert Allen Atkinson	652 SW Dwight Ave
	Rojas	23-05483	Robert Allen Atkinson	652 SW Dwight Ave
	Rojas	25-09958	Robert Allen Atkinson	652 SW Dwight Ave
	Rojas	19-08479	Mistral Joseph	3589 SW Kromrey St
	Rojas	31046- BL	8860 S US Highway LLC	8860 S US Highway LLC



## Agenda Summary

2026-422

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**Agenda Date:** 5/6/2026

**Agenda Item No.:** 9.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	25-12587	Chi Kim Little	2055 SW Kimberly AVE
	Bender	26-01581	James Jordan, John Jordan & Jeffrey Jordan	1802 SW CERTOSA RD
	Bender	26-01832	MLCK Investment Group LLC	2156 SW Idaho LN
	Bender	26-01985	FKH SFR PROPCO A LP	2168 SW Pamona ST
	Bender	26-01988	Yvonne Hunt	1914 SW GRANELLO TER
	Bender	26-01992	Devon Luis Fernandez	1842 SW Alberca LN
	Bender	26-02332	SRP SUB LLC c/o Ryan LLC	2351 SW Freeman ST
	Capp	26-00614	William Elvira & Monica Cantu	1632 SW Cefalu Cir
	Capp	26-01118	Christopher J Novak	1055 SW Placetas AVE
	Capp	26-01133	Vanessa Lovely Louis	3167 SW Hambrick ST
	Capp	26-01801	Amene M Michel	3013 SW Bridge ST
	Capp	26-01802	Teresa Batt	3020 SW Bridge ST
	Capp	26-01807	Daniel Alfredo Tittarelli	992 SW Dubois AVE
	Capp	26-01818	Egline Henry	2950 SW Sterling ST
	Capp	26-01820	Kyle Osborn & Deann Osborn	1072 SW Di Lido LN
	Cerami	26-03313	St Marc Realty LLC	2230 SW Tampico ST
	Kashatus	25-17169	Trevor J Du Toit & Kristina Hall	4262 SW Winslow ST
	Kashatus	26-00597	Kinndy Elmonise & Ketler Thelison	1465 SW Kamchatka AVE
	Kashatus	26-00848	Nicholas D Lozier	985 SW HAMBERLAND AVE
	Kashatus	26-00849	Monica Russell	996 SW Jeremko Ave
	Kashatus	26-01491	Mickey Cheung	1090 SW HALEYBERRY AVE
	Kashatus	26-02582	Agnes J Leslie & Chrisan L Leslie	3586 SW Pisano ST
	Kashatus	26-02729	Gloria Mercado Aguilar	4025 SW KALLEN ST
	Kashatus	26-02730	Simone Miller	4010 SW KALLEN ST
	Kashatus	26-02734	Myrlene Severe	386 SW LaCroix AVE
	Kashatus	26-02743	Jonathan Wunsch	579 SW KABOT AVE

	Kashatus	26-02981	Robert J Reid	367 SW North Quick Cir
	Kashatus	26-02984	Christa A Kovarsky	319 SW NORTH QUICK CIR
	Kashatus	26-03021	Harriet Kofsky	4637 SW FLINTSTONE DR
	Kashatus	26-03220	Michelet Brice & Jacqueline Sainval-Brice	1082 SW ECKARD AVE
	Miller	25-15001	Emmanuel Honore (EST)	2802 SW SOUTH CALABRIA CIR
	Miller	26-00497	Monica T Campbell	1671 SW Cefalu Cir
	Miller	26-00981	William Ernest Roberson, Tammy Ramos & Jackie Roberson	1043 SW Placetas AVE
	Miller	26-01509	Randall Yaun (TR) & Laura Yaun (TR)	432 SW Fifer AVE
	Miller	26-01520	Yuleima Lopez	1866 SW Penrose AVE
	Miller	26-01646	Valbrun Lozil & Juliana Jeanbaptiste	3961 SW ROSSER BLVD
	Miller	26-01975	Anna L Pierre	1512 SW Hunnicut AVE
	Miller	26-02400	Saar Hayat	1462 SW Santiago AVE
	Miller	26-02457	Kenneth M Thomas Jr & Michelle C Thomas	3001 SW Collings DR
	Miller	26-02676	BISMUTH BRIDGE PROPCO LLC c/o Brookfield Properties	3841 SW JANIGA ST
	Miller	26-02963	Annita Marquez	2921 SW ROMANO RD
	Miller	26-03076	Lazaro de Jesus Sagastume Hernandez	773 SW KOLER AVE
	O'Malley	26-01742	Arlene Halstead (LF EST)	5886 NW Dowse ST
	O'Malley	26-02386	Stephanie Bush & Jo Ann M Riley	5206 NW WEST PIPER CIR
	O'Malley	26-02617	Abby Silver (LF EST)	6125 NW NOLIA CT
	O'Malley	26-02618	Emmanuelle Pierre-Louis	5716 NW Alcazar Ter
	O'Malley	26-02628	Erica L Marrero & Delano M Spencer	5351 NW Akbar Ter
	O'Malley	26-02631	Lonnie A Carpenter & Linda K Carpenter	5805 NW Culebra AVE
	O'Malley	26-02913	Robenson Dorvilien	5792 NW COOSA DR
	O'Malley	26-02974	Michaelene M Shiley	5488 NW Thyer CIR
	O'Malley	26-03029	Timothy A Morris	5302 NW Tambay AVE
	O'Malley	26-03189	Audie Leonard & Merlande Leonard	6013 NW BAYNARD DR
	O'Malley	26-03239	Nicholas J McWilliams & Mary McWilliams	5440 NW ARROWHEAD TER
	O'Malley	26-03319	Richard A Hunt	5536 NW BURGIN ST

	O'Malley	26-03326	Georges Hyppolite (LF EST) & Ginette Hyppolite (LF EST)	5673 NW ATHENS CT
	O'Malley	26-03786	Michelle Rouhani	5488 NW BOYDGA AVE
	O'Malley	26-03994	Frantz Leger & Jeannia Fleurmont	6009 NW WOLVERINE RD



Agenda Summary  
2026-423

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**Agenda Date:** 5/6/2026

**Agenda Item No.:** 10.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



Agenda Summary  
2026-424

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**Agenda Date:** 5/6/2026

**Agenda Item No.:** 11.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



Agenda Summary  
2026-425

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**Agenda Date:** 5/6/2026

**Agenda Item No.:** 12.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
	Capp	25-17989	Kent J Korbut	1111 SW Midland LN

Next Magistrate Hearing – May 13, 2026 SM Davis

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