

City of Port St. Lucie

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



Meeting Agenda

Wednesday, August 12, 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**
5. **Late Abatements and/or Postponements**
6. **Approval of Agenda**
7. **Introduction of Cases**
8. **Determine Violation of City Code**
 - 8.a Hear Case Presentations to Determine Violation of City Code and Set Compliance Deadline [2026-715](#)
9. **Determine Compliance of City Code**
 - 9.a Hear Case Presentations to Determine Compliance with City Code and Imposition of a Fine [2026-716](#)
10. **Solid Waste Certification of Fine**
 - 10.a Hear Solid Waste Certification of Fines Cases and Approve the Staff Recommendation [2026-718](#)
11. **Code Violations**
 - 11.a Hear Code Violations Cases and Approve the Staff Recommendation [2026-719](#)
12. **Code Violations Special Requests**
 - 12.a Hear Code Violations Special Requests Cases and Approve the Staff Recommendation [2026-721](#)
13. **Vacant Lot Violations**
 - 13.a Hear Vacant Lot Violations Cases and Approve the Staff Recommendation [2026-722](#)

14. Certification of Fines

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

[2026-723](#)**15. Certification of Fines Special Requests**

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

[2026-724](#)**16. Vacant Lot Certification of Fines**

- 16.a** Hear Vacant Lot Certification of Fines Cases and Approve the Staff Recommendation

[2026-725](#)**17. How Parties are Notified****18. Introduction of Cases Without Parties Present****19. Public to be Heard****20. 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

2026-715

Agenda Date: 8/12/2026

Agenda Item No.: 8.a

Placement: New Business

Action Requested: Motion / Vote

Hear Case Presentations to Determine Violation of City Code and Set Compliance Deadline

Submitted By: Evelyn C Rojas, Business Tax and Lien Specialist III, Finance

Strategic Plan Link: The City's Goal of a high-performing city government organization.

Presentation Information: City staff will present evidence and testimony regarding an alleged violation of the City Code at the Respondent's property, after which the Special Magistrate will determine whether a violation exists and, if so, establish a deadline for compliance.

Staff Recommendation: Move that the Council determine whether the Respondent is in violation of City Code and, if so, set a deadline for compliance.

Background: A Code Compliance Officer discovered a violation of the City Code, notified the Respondent, and gave them a reasonable time to correct the violation. Upon determining that the violation was not corrected, the Code Compliance Officer requested a public hearing before the Special Magistrate. The purpose of this hearing is to determine whether the alleged code violation did in fact occur and, if so, whether the Respondent is legally responsible for that violation. At the conclusion of the hearing, the Special Magistrate issues an order setting a deadline for compliance. If the violation is not corrected by that deadline, a second public hearing is held at which time the Special Magistrate may impose a fine.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: See attached.

Attachments: Case files 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.

Notice of Hearing Request

#	Specialist	Case No.	Respondent(s)	Respondent Address
	ROUSELLE	BT-25-00335	BAYSHORE PROF CTR OF PSL LLC	1680 SW BAYSHORE BLVD
	ROUSELLE	BT-25-00657	RT Capital Management LLC	1649 SE SOUTH NIEMEYER CIR
	ROUSELLE	BT-25-00365	500 STADIUM PROPERTY LLC	500 NW PEACOCK BLVD
	ROUSELLE	BT-25-00753	GEIGER PROPERTIES OF FL LLC	1040 SE PORT ST LUCIE BLVD
	ROUSELLE	BT-25-00742	LAKESIDE PSL INVESTMENTS LLC	1720 SE PORT ST LUCIE BLVD
	ROUSELLE	BT-26-00036	BENDERSON DEVELOPMENT CO INC & DONALD ROBINSON	1781 NW ST LUCIE WEST BLVD



Agenda Summary

2026-716

Agenda Date: 8/12/2026

Agenda Item No.: 9.a

Placement: New Business

Action Requested: Motion / Vote

Hear Case Presentations to Determine Compliance with City Code and Imposition of a Fine

Submitted By: Evelyn C Rojas, Business Tax and Lien Specialists III, Finance.

Strategic Plan Link: The City's Goal of a high-performing city government organization.

Presentation Information: City staff will present evidence and testimony regarding whether the property has achieved compliance with the Special Magistrate's prior order, after which the Special Magistrate will determine compliance status and, if applicable, impose a fine or costs.

Staff Recommendation: Move that the Council determine whether the Respondent has complied with City Code by the deadline previously set and, if not, issue an order imposing a fine

Background: The Special Magistrate issued an order finding the Respondent in violation of the City Code and set a deadline for compliance. Upon determining that the violation was not corrected, the Code Compliance Officer requested a public hearing before the Special Magistrate. The purpose of this hearing is to determine whether the Respondent complied with the compliance deadline. At the conclusion of the hearing, the Special Magistrate issues an order imposing a fine.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: See attached.

Attachments: Case Files 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

#	Specialist	Case No.	Respondent(s)	Respondent Address
	ROUSELLE	BT-24-00073	SOVIA TOUSSAINT	2397 SE GILLETTE AVE
	ROUSELLE	BT-26-00114	PLANTATION PROFESSIONAL HOLDINGS LLC	1400 SE GOLDTREE DR
	ROUSELLE	BT-24-00228	CA NEW PLAN VICTORIA LP/ RYAN LLC	247 SW PORT ST LUCIE BLVD
	ROUSELLE	BT-26-00013	CA NEW PLAN VICTORIA LP/ RYAN LLC	247 SW PORT ST LUCIE BLVD



Agenda Summary

2026-718

Agenda Date: 8/12/2026

Agenda Item No.: 10.a

Placement: New Business

Action Requested: Motion / Vote

Hear Solid Waste 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 civil penalty and disposal fee for the property.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Certify the civil penalty and disposal fee for 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.

Solid Waste Violations

#	Specialist	Case No.	Respondent(s) Appeal	Respondent Address
	Velardo	26-12228	Alejandro Ramos & Annmarie Palacio Souchak	2391 SE Floresta Dr

Solid Waste Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Armendarez	26-07229	Marvin Lucan Davis	3010 SE Wake Rd
	Cerami	26-07035	Virginia D Greene	2291 SW Jay Ave
	Emmert	26-03296	Gustavo Adolfo Cruz Ucles	4450 SW Hagaplan St
	Herzog	26-07535	Abdul Raoof Shadani & Surriya Raoof Shadani	402 SW Eastport Cir
	Herzog	26-07774	Jackson Juste & Jesula Kerversaint	998 SW Tunis Ave
	Matute	26-06693	Ernest Bryant & Kathryn Bryant	214 SW Cherry Hill Rd
	Matute	26-06918	Andrea Nicol Martinez Andino & Nubia Andino Barrientos	1843 SE Mandrake Cir
	Matute	26-07022	Edris Alves & Leon A Alves	2201 SE Aneci St
	Miller	26-07403	Sheila Jones	625 SE Thornhill Dr
	Velardo	26-06454	Marc Rousseau Amisial & France Martine Bosse	389 SE Evans Ave
	Velardo	26-07972	Shareholders LLC	533 NW Placid Ave
	Velardo	26-08212	Calvin Cooledge Wilcox III	3204 SE Otis Ln



Agenda Summary

2026-719

Agenda Date: 8/12/2026

Agenda Item No.: 11.a

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
	Diaz	25-15327	BTG Properties LLC	440 NW PEACOCK BLVD
	Diaz	26-08548	MATTAMY PALM BEACH LLC	0 TBD
	Dickerson	26-06602	CDNK LLC	1449 SW GATLIN BLVD
	Dickerson	26-12253	Becker Road Real Estate Partners LLC	0 TBD
	Herzog	26-01859	Ralph William Bellamy Jr	2319 SE STONECROP ST
	Herzog	26-04535	Amelia S Whittmore	1741 SW DOVE LN
	Herzog	26-06063	Rodney N Hughey & Tatiana Hughey	102 SW GLENWOOD DR
	Herzog	26-06663	Linda M Shearer (EST)	2701 SW TOLLEY CT
	Herzog	26-07386	Joyce M Osika	1782 SW CLOVERLEAF ST
	Herzog	26-07666	SRP SUB LLC	2465 SW LAFAYETTE ST
	Herzog	26-10361	Michael D Stonesifer & Diana Stonesifer	690 SW NICHOLS TER
	Huckstable	26-08112	Good Samaritan Ministries Inc	2066 SE STONECROP ST
	Williams	25-14325	Cash Services Inc	10200 S US HIGHWAY 1
	Williams	26-05248	Phyls Academy Preschools Inc	10011 S US HIGHWAY 1
	Williams	26-05463	Sandra L Bryla (TR)	1910 SW BILTMORE ST
	Williams	26-05464	Sandra L Bryla (TR)	1909 SW SOUTH MACEDO BLVD



Agenda Summary

2026-721

Agenda Date: 8/12/2026

Agenda Item No.: 12.a

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	26-10818	Gestion Williams Inc & Luc Williams	533 NE SOLIDA CIR
	Dickerson	26-08550	Markie Restoration LLC	1399 SE PORT ST LUCIE BLVD
	Gomez	26-10017	SHADAWOOD PROPERTIES LLC	2661 SE OSAGE AVE
	Gomez	26-11286	Patrick Richardson (EST)	1791 SE RIDGEWOOD ST
	Gomez	26-12484	Raymond Vidal & Julianna Costanzo	2322 SE MASLAN AVE
	Herzog	25-17846	Planet Home Lending LLC	626 SW SANDBAR TER
	Herzog	26-06531	Priscilla Varela	433 SW COLLEGE PARK RD
	Herzog	26-07970	Keitho Swaby	2482 SE FLORESTA DR
	Herzog	26-11682	Gloria P Williams	425 SW TULIP BLVD
	Herzog	26-12032	Julia Marie Andrews	956 SW CONNECTICUT TER
	Herzog	26-12048	Jeffrey A Lanham	2330 SW CAMEO BLVD
	Laird	25-18403	EVAN MARBIN R/A for WAREHOME S CITY FOUNTAIN LLC	1172 SE PORT ST LUCIE BLVD
	Miller	26-09128	Robert McGowan II	612 SE VOLTAIR TER
	Miller	26-09398	Rachel White & David Knotts	1965 SE FAIRFIELD ST
	Miller	26-11289	Joan T Bischoff Hanna	755 SE ALBATROSS AVE
	Miller	26-12534	William J Cali Jr	1991 SE AIRES LN
	O'Malley	26-11546	Zidane Charles Cadeau	1037 SW PAYNE AVE
	Peco	26-09290	Lawrence Campagno Sr (LF EST)	561 SW DWIGHT AVE
	Peco	26-11939	Gregory R Johnson	241 SW CHANDLER TER
	Williams	26-06569	D & D REALTY MANAGEMENT SERVICES LLC	844 SW RICE AVE
	Williams	26-08441	Raven Parc Maintenance Assn c/o Aqua Dimensions Plumbing	1631 SW SOUTH MACEDO BLVD
	Williams	26-12207	Raven Parc Maintenance Assn c/o Aqua Dimensions Plumbing	O SW BILTMORE ST



Agenda Summary

2026-722

Agenda Date: 8/12/2026

Agenda Item No.: 13.a

Placement: New Business

Action Requested: Motion / Vote

Hear Vacant Lot 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.

Vacant Lot Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Dickerson	26-09115	Kimberly Kris Fry (TR)	2801 SE Leigh Ave
	Huckstable	26-07721	Mei-Lun Lo	5125 NW NORTH MACEDO B LVD
	Huckstable	26-08183	Beverly E Tadlock	1361 SW TADLOCK AVE
	Huckstable	26-07724	Diane D Sikellis	1082 SW Haleyberry Ave
	Huckstable	26-08182	James W Laures & Nancy D Laures	3491 SW MARTIN ST
	Huckstable	26-08311	Elisa P Luna & Milagres C Pagan	2184 SW JAGUAR AVE
	Huckstable	26-07723	Marianna Pernice	2349 SE HEATHWOOD CIR
	Huckstable	26-09487	Monna Homes LLC	3624 SW HALE ST
	Huckstable	26-09822	Pecos Investment Llc	1785 SW DAY ST
	Huckstable	26-10132	Lacombe Group USA Inc	2495 SW SAVAGE BLVD
	Huckstable	26-09929	Richard Carnivale Jr & Alexandra D Carnivale	4167 SW WEBB ST
	Huckstable	26-10182	Jeanie Anne Westry	2465 SW ALTARA ST
	Huckstable	26-09995	Aslam Siddiqui & Shanila Aslam	1661 SW DELOS AVE
	Huckstable	26-10046	Michael J Quinn (TR) & Catherine M Quinn (TR)	909 SW ABINGDON AVE

	Huckstable	26-09823	Gide Lezeau & Gabrielle Lezeau	5888 NW FILES CT
	Huckstable	26-10620	Boris N Christoff	6130 NW GAYLORD TER
	Huckstable	26-10484	Luis Alberto Carvalho, Neda M Carvalho & Giovanni A Carvalho	2338 SW NEAL RD
	Huckstable	26-10498	Nicholas Senyszyn	902 SW DURHAM TER
	Huckstable	26-10734	Jaclyn Jones Impaglia (TR)	1561 SW ABINGDON AVE
	Huckstable	26-10902	Mayann Rose	5870 NW HANN DR
	Huckstable	26-11121	Boysie Mahabir & Farida Mahabir	1425 SE PORTILLO RD
	Huckstable	26-10903	Jack A Kemppainen & Diane E Evanger	6130 NW NOLIA CT
	Huckstable	26-11120	Frantz St Louis & Marie St Louis	1701 SW CINEMA ST
	Huckstable	26-10134	Naida Amalia Alvarez (LF EST)	O SW PUMPKIN ST
	Huckstable	26-11122	Annette A Rochester	1372 SW LEISURE LN
	Huckstable	26-11342	Keh C Teng	4299 SW JIVE ST
	Huckstable	26-11346	Ledia Peng	418 SW MCCOMB AVE



Agenda Summary

2026-723

Agenda Date: 8/12/2026

Agenda Item No.: 14.a

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
	Herzog	25-12923	Evinc Pierre & Carla D Pierre	1761 SW CYCLE ST
	Herzog	26-04504	Mary Clarke	2044 SW MCALLISTER LN
	Williams	25-02978	Nino Enterprises LLC	166 SW PORT ST LUCIE BLVD
	Williams	25-09748	Neel's Real Estate LLC	207 SW PORT ST LUCIE BLVD



Agenda Summary

2026-724

Agenda Date: 8/12/2026

Agenda Item No.: 15.a

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



Agenda Summary

2026-725

Agenda Date: 8/12/2026

Agenda Item No.: 16.a

Placement: New Business

Action Requested: Motion / Vote

Hear Vacant Lot 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.

Vacant Lot Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address

Next Magistrate Hearing – August 19, 2026 SM Davis

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