City of Port St. Lucie

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

Meeting Agenda

Wednesday, October 14, 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

8.a	Hear Case Presentations to Determine Violation of City Code and Set Compliance Deadline	**2026-918**

9. Determine Compliance

9.a	Hear Case Presentations to Determine Compliance with City Code and Imposition of a Fine	**2026-922**

10. Solid Waste Certification of Fines

10.a	Hear Solid Waste Certification of Fines Cases and Approve the Staff Recommendation	**2026-923**

11. Code Violations

11.a	Hear Code Violations Cases and Approve the Staff Recommendation	**2026-924**

12. Code Violations Special Requests

12.a	Hear Code Violations Special Requests Cases and Approve the Staff Recommendation	**2026-925**

13. Vacant Lot Violations

13.a	Hear Vacant Lot Violations Cases and Approve the Staff Recommendation	**2026-926**

14. Certification of Fines

14.a Hear Certification of Fines Cases and Approve the Staff Recommendation — **2026-927**

15. Certification of Fines Special Requests

15.a Hear Certification of Fines Special Request Cases and Approve the Staff Recommendation — **2026-928**

16. Vacant Lot Certification of Fines

16.a Hear Vacant Lot Certification of Fines Cases and Approve the Staff Recommendation — **2026-929**

17. Modification Requests

17.a Hear Modifications Requests Cases and Approve the Staff Recommendation — **2026-962**

18. How Parties are Notified

19. Introduction of Cases Without Parties Present

20. Public to be Heard

21. 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

2026-918

Agenda Date: 10/14/2026 **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 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: Please see attached.

Attachments: Case files to be provided after 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.

NOF Hearing

#	Officer	Case Number	Respondent	Respondent Address
	ROUSELLE	BT-26-00281	Sandra L Bryla (TR)	1984 SW BILTMORE ST
	ROUSELLE	BT-24-00068	2600 SW BRIGANTINE PL	2600 SW BRIGANTINE PL BUSINESS ADDRESS 2662 SW BRIGANTINE PL
	ROUSELLE	BT-25-00013	Hugo E Monteiro	1501 SE BURNING CT
	ROUSELLE	BT-25-00858	Carter One LLC	664 SW CARTER AVE
	ROUSELLE	BT-26-00420	2100 SW Conant LLC	2100 SW CONANT AVE
	ROUSELLE	BT-25-00074	John Pilgrim	1001 SW FISHERMAN AVE
	ROUSELLE	BT-26-00248	Gatlin Boulevard Bells LLC	1840 SW GATLIN BLVD
	ROUSELLE	BT-26-00424	GERISEB P L	266 NW PEACOCK BLVD 104
	ROUSELLE	BT-26-00271	Nino Enterprises LL	166 SW PORT ST LUCIE BLVD
	ROUSELLE	BT-26-00430	Series 2 PS	1981 SE PORT ST LUCIE BLVD
	ROUSELLE	BT-24-00163	3095 Darwin Realty LLC	3095 SW PORT ST LUCIE BLVD
	ROUSELLE	BT-25-00219	Warren W Irvine & Eileen S Irvine	183 NE ROYCE AVE
	ROUSELLE	BT-26-00401	Granger Travis Cannon	1551 SE SOUTH NIEMEYER CIR 9
	ROUSELLE	BT-25-00278	510 University LLC	510 NW UNIVERSITY BLVD BUSINESS ADDRESS

				510 NW UNIVERSITY BLVD STE 110 BUSINESS ADDRESS510 NW UNIVERSITY BLVD STE 110

Agenda Summary

2026-922

Agenda Date: 10/14/2026 **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 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 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: Please see attached.

Attachments: Case Files to be provided after 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.

COF Hearing

#	Officer	Case Number	Respondent	Respondent Address
	ROUSELLE	BT-26-00240	COMMERCIAL RESTAURANTS LLC	1018 SW BAYSHORE BLVD
	ROUSELLE	BT-26-00278	QSR 30 LAND II LLC	190 SW PORT ST LUCIE BLVD
	ROUSELLE	BT-26-00316	491 SW PSL Real Estate LLC	491 SW PORT ST LUCIE BLVD
	ROUSELLE	BT-26-00318	8250 Realty LLC	3100 SW PORT ST LUCIE BLVD
	ROUSELLE	BT-25-00753	Geiger Properties of Fl LLC	P1040 SE PORT ST LUCIE BLVD
	ROUSELLE	BT-26-00242	Dolphin Stations LLC	2890 SW PORT ST LUCIE BLVD
	ROUSELLE	BT-26-00269	Neeld Realty 8 LLC	1337 SW SOUTH MACEDO BLVD
	ROUSELLE	BT-26-00256	Land HCA Realty Inc & Building/Leased Land HTA-St Lucie Medical Center	1881 SE TIFFANY AVE
	ROUSELLE	BT-26-00286	Suntrust Bank	10331 SW VILLAGE CENTER DR

SM-Hearing 10/14/26

Agenda Summary

2026-923

Agenda Date: 10/14/2026 **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 Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Velardo	26-10437	Alishan Zaidi	1550 SE PORTILLO RD
	Velardo	26-11236	Matilda Dent	429 SE CALMOSO DR
	Kashatus	26-10942	Beryl Johnson	755 SW BABBIT DR
	O'Malley	26-11190	Taylor Allison & Nicole Klemm	2963 SW MOODY TER
	Kashatus	26-11492	Violetta Laureano & Malgorzata Gentile	4059 SW KAMSLER ST
	Emmert	26-11433	Elizabeth Thompson	2308 SE WEST BLACKWELL DR
	Bender	26-11362	Florenie Jacques	1777 SW ERIE ST

Agenda Summary

2026-924

Agenda Date: 10/14/2026 **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	26-01948	Talenfeld Properties LP	480 NW ENTERPRISE DR
	Diaz	26-12553	MATTAMY PALM BEACH LLC	0 TBD
	Dickerson	25-15607	2277 SE Lennard Rd LLC	2277 SE LENNARD RD
	Dickerson	26-04758	Ravello POA Inc	114 SE VIA LAGO GARDA
	Dickerson	26-09807	Linx Paar Holdings LLC	773 SW PAAR DR
	Dickerson	26-10449	MAX GAS M LLC	2780 SE MORNINGSIDE BLVD
	Herzog	25-07349	Ilise DeSanti	243 SW STATLER AVE
	Herzog	26-04535	Amelia S Whittmore	1741 SW DOVE LN
	Herzog	26-07666	SRP SUB LLC	2465 SW LAFAYETTE ST
	Herzog	26-08872	Andrea M Hibbert & Rubena M Simpson	661 SW SAIL TER
	Herzog	26-08984	Dawnmarie Lesaldo & Rina S Aikens	422 SW TULIP BLVD
	Herzog	26-08985	Ronelly Joseph	361 SW TULIP BLVD
	Herzog	26-10147	Jason Roy Ebert	194 SW GLENWOOD DR
	Herzog	26-10533	Amber S Brack	1761 SW CLOVERLEAF ST
	Herzog	26-12058	Emmanuel Thomas	470 SE FAIRCHILD AVE
	Herzog	26-12380	Jeff Lanham	2341 SW MONTERREY LN
	Herzog	26-12489	Michael S Woodring	956 SW GWENDOLEN TER
	Herzog	26-12575	Bach Yen Thi Le	135 SW GLENWOOD DR
	Huckstable	26-10723	Universal Trading Technology LLC	1212 SE PETUNIA AVE
	Huckstable	26-13442	Micheal Cornell Ellis	226 SW LANGFIELD AVE
	Williams	26-09066	QSR 30 LAND II LLC	190 SW PORT ST LUCIE BLVD
	Williams	26-09992	BIU Property Holdings LLC	462 SE PORT ST LUCIE BLVD

Agenda Summary

2026-925

Agenda Date: 10/14/2026 **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
	Herzog	25-18209	William Harnell	1633 SW BELLEVUE AVE
	Herzog	26-03874	Matthew S McCain	610 SW COLLEGE PARK RD
	Herzog	26-08488	Vala Investment LLC	241 SW KENTWOOD RD
	Herzog	26-08580	Douglas Cross	2326 SE ANECI ST
	Herzog	26-10544	Violetta Laureano	2402 SE STONECROP ST

Agenda Summary

2026-926

Agenda Date: 10/14/2026 **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
	Huckstable	26-12925	Gerhard H Zimmer	2755 SE EXPORT AVE
	Huckstable	26-13212	Robert C Denny & Barbara A Denny	471 SW CARMELITE ST
	Huckstable	26-12927	Monna Homes LLC	1142 SW ABBEY AVE
	Huckstable	26-13257	Shameen D Hosein-Mangray	5914 NW KETONA CIR
	Huckstable	26-13259	Carlos Echandi & Guillermo Echandi	4522 SW BRADBURY ST
	Huckstable	26-13460	Margie Amerson	1233 SW BARGELLO AVE
	Huckstable	26-13704	Jose Meza & Carmen M Meza	2125 SE TRILLO ST
	Huckstable	26-13258	Josefina S De Zaravia	457 SE JUPITER TER
	Huckstable	26-13814	Myong H Lee & Hyong O Lee	1751 SW MACKENZIE ST
	Huckstable	26-13290	Rosalee McCurdy	2660 SE SOUTH BLACKWELL DR
	Huckstable	26-13461	Amalia Y C Ramirez & Jorge M R Ramirez	462 SW NABBLE AVE
	Huckstable	26-14061	John M Riley	562 SE EVERGREEN TER
	Huckstable	26-13211	Cui Ye Lee (TR) & Paul W Kruger (TR)	1982 SW IDAHO LN
	Huckstable	26-14265	Arnold G Miller & Pearline Miller	580 SW RABBIT AVE

	Huckstable	26-14613	Joseph R Salvatto & Dona L Salvatto	2049 SW KASIM TER
	Huckstable	26-14615	John F PiRoman & Rafael PiRoman	2016 SW JAGUAR AVE
	Huckstable	26-14700	Jean D Balzora & Micheline Balzora	197 SW GETTYSBURG DR
	Huckstable	26-14702	Alia Qasem	107 SW ESSEX DR
	Huckstable	26-13215	Jorge Luna & Leticia Luna	1465 SW ABINGDON AVE
	Huckstable	26-14880	Donna E Myers	1949 SW CYCLE ST
	Huckstable	26-13977	Harold Cardona	1867 SW HICKOCK TER
	Huckstable	26-14876	Glanville Levy	5468 NW SCEPTER DR

Agenda Summary

2026-927

Agenda Date: 10/14/2026 **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 Project 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
	Dickerson	24-13204	Family Life Worship Center Inc	4311 SW DARWIN BLVD
	Dickerson	26-02412	Final Frontier Plaza LLC	2130 SW HAYWORTH AVE
	Herzog	25-16338	Gloria Keshner (TR) & Andrew Keshner (BTH)	2457 SW MERCER ST
	Herzog	25-17317	Clifford C Wellmer & Josephine E Wellmer	2502 SW WARWICK ST
	Herzog	26-04504	Mary Clarke	2044 SW MCALLISTER LN
	Herzog	26-06009	Michelle Sanders	2022 SW GREENAN LN
	Williams	25-09115	Dolphin Stations LLC	2890 SW PORT ST LUCIE BLVD
	Williams	25-14325	Cash Services Inc	10200 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

2026-928

Agenda Date: 10/14/2026 **Agenda Item No.:** 15.a

Placement: New Business

Action Requested: Motion / Vote

Hear Certification of Fines Special Request 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
	Herzog	26-07386	Joyce M Osika	1782 SW CLOVERLEAF ST
	Herzog	26-11737	John Willcoxson	2457 SW HINCHMAN ST
	Laird	25-18403	Warehomes City Fountain LLC	1172 SE Port Saint Lucie Blvd
	Williams	26-06569	D & D REALTY MANAGEMENT SERVICES LLC	844 SW RICE AVE

Agenda Summary

2026-929

Agenda Date: 10/14/2026 **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 – October 21, 2026 SM Davis

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

Agenda Summary

2026-962

Agenda Date: 10/14/2026 **Agenda Item No.:** 17.a

Placement: New Business

Action Requested: Motion / Vote

Hear Modifications 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.

Modifications Request

#	Specialist	Case No.	Respondent(s)	Respondent Address
	Rojas	15-07677	1741 SW Anderson ST	Daniel A and Brenda L Dozack
	Rojas	19-26105-BL	1741 SW Anderson ST	Daniel A and Brenda L Dozack
	Rojas	21-08158	1741 SW Anderson ST	Daniel A and Brenda L Dozack
	Rojas	22-05466	1741 SW Anderson ST	Daniel A and Brenda L Dozack
	Rojas	23-10102	1741 SW Anderson ST	Daniel A and Brenda L Dozack
	Rojas	24-05382	1741 SW Anderson ST	Daniel A and Brenda L Dozack
	Rojas	24-31430 BL	1741 SW Anderson ST	Daniel A and Brenda L Dozack
	Rojas	12-04771	1751 SW Anderson ST	Daniel A Dozack
	Rojas	14-02682	1751 SW Anderson ST	Daniel A Dozack
	Rojas	15-03476	1751 SW Anderson ST	Daniel A Dozack
	Rojas	16-02004	1751 SW Anderson ST	Daniel A Dozack
	Rojas	17-09351	1751 SW Anderson ST	Daniel A Dozack
	Rojas	18-07336	1751 SW Anderson ST	Daniel A Dozack
	Rojas	20-00857	1751 SW Anderson ST	Daniel A Dozack
	Rojas	21-00497	1751 SW Anderson ST	Daniel A Dozack
	Rojas	21-04902	1751 SW Anderson ST	Daniel A Dozack
	Rojas	22-08720	1751 SW Anderson ST	Daniel A Dozack
	Rojas	23-10110	1751 SW Anderson ST	Daniel A Dozack
	Rojas	24-05387	1751 SW Anderson ST	Daniel A Dozack
	Rojas	24-31431 BL	1751 SW Anderson ST	Daniel A Dozack