



CODE ENFORCEMENT SPECIAL MAGISTRATE
Summary of Actions
October 27, 2025

1 1. **CALL TO ORDER:** *The hearing was called to order at 9:30 AM.*

2 2. **APPROVAL OF THE MINUTES:**

5 A. September 22, 2025 – *Approved as presented.*

7 3. **ADMINISTERING THE OATH TO WITNESSES:** *Performed by Ms. Stewart.*

9 4. **OLD BUSINESS:**

11 A. **Case #2025-1741**

12 Brandi Swick

13 4746 South Peninsula Drive

14 Alleged Violation: Property maintenance issues involving lot and/or dwelling

16 *Special Magistrate Velo found the property in compliance and ordered the case dismissed*
17 *once the \$250 administrative fee is paid.*

19 B. **Case #2025-1694**

20 Ponce Inlet Club South COA

21 c/o Randy Clark, Property Manager

22 4799 South Atlantic Avenue

23 Alleged Violation: Work without permits

25 *Special Magistrate Velo found the property in compliance and ordered the case dismissed*
26 *once the \$250 administrative fee is paid.*

28 C. **Case #2025-1774**

29 Joanne Woida

30 4651 South Atlantic Avenue #205

31 Alleged Violation: Work without permits

33 *Special Magistrate Velo found the property remaining in non-compliance; imposed a \$50*
34 *per day fine to accrue beginning today; and ordered the outstanding \$250 administrative*
35 *fee to be paid.*

37 D. **Case #2025-1679**

38 Aisha Moore & Mt. LeConte Joint Venture LLC

39 4734 South Atlantic Avenue

40 Alleged Violation: Property maintenance issues involving lot and/or dwelling

42 *Special Magistrate Velo found the property remains in non-compliance and ordered the*
43 *case be brought back for a status update at the January 24, 2026 hearing.*

46 **5. NEW BUSINESS:**

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48 **A. Case #2025-1857**

49 Albert & Melinda Livingston

50 4565 South Atlantic Avenue #5410

51 Alleged Violation: Work without permits

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53 *Special Magistrate Velo has this case under review and will issue an order within the week.*

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55 **6. ADJOURNMENT:** *The meeting was adjourned at 10:00 A.M.*

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