



CODE ENFORCEMENT SPECIAL MAGISTRATE
Summary of Actions
October 27, 2025

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

2. **APPROVAL OF THE MINUTES:**

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

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

4. **OLD BUSINESS:**

A. **Case #2025-1741**

Brandi Swick

4746 South Peninsula Drive

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

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

B. **Case #2025-1694**

Ponce Inlet Club South COA

c/o Randy Clark, Property Manager

4799 South Atlantic Avenue

Alleged Violation: Work without permits

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

C. **Case #2025-1774**

Joanne Woida

4651 South Atlantic Avenue #205

Alleged Violation: Work without permits

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

D. **Case #2025-1679**

Aisha Moore & Mt. LeConte Joint Venture LLC

4734 South Atlantic Avenue

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

Special Magistrate Velo found the property remains in non-compliance and ordered the 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.*