

**MONROE COUNTY CODE COMPLIANCE**

**\*SPECIAL MAGISTRATE AGENDA**

*March 26, 2026*

**9:00 A.M.**

- A. CALL TO ORDER 9:00 A.M.**
- B. PLEDGE OF ALLEGIANCE**
- C. PURSUANT TO FLORIDA STATUTES SECTION 286.0105, BE ADVISED THAT, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT TODAY'S HEARING, THAT PERSON 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.**
- D. PURSUANT TO FLORIDA STATUTE SECTION 162.07, IF THE COUNTY PREVAILS IN PROSECUTING A CASE BEFORE THE SPECIAL MAGISTRATE, THE COUNTY SHALL BE ENTITLED TO RECOVER ALL COSTS INCURRED IN PROSECUTING THE CASE BEFORE THE SPECIAL MAGISTRATE AND SUCH COSTS MAY BE INCLUDED IN THE LIEN AUTHORIZED UNDER SECTION 162.09(3), FLORIDA STATUTES**
- E. SWEARING IN OF WITNESSES TO TESTIFY**
- F. MITIGATION ORDERS ISSUED/SUMMARY**

*ADA ASSISTANCE: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the County Administrator's Office, by phoning (305) 292-4441, between the hours of 8:30 a.m. - 5:00 p.m., no later than ten (10) calendar days prior to the scheduled meeting; if you are hearing or voice impaired, call "711"*

---

Inspector: Robinson/ Case Type: NEW

- 1. **PROP-DEC25-0131**      **GUSTAV AND DIANA RYDBECK REVOCABLE TRUST 04/27/2023**  
Key: KEY LARGO  
RE#: 00453472-000700  
Subject: 21-21.(b).

COMMENTS:

---

Inspector: Robinson/ Case Type: NEW

2. **WWP-SEP25-0100**            **1126 GRAND ST LLC**  
Key: KEY LARGO  
RE#: 00520320-000000  
Subject: 6-100.(a) and 6-110.(a)(1).

COMMENTS:

---

Inspector: Robinson/ Case Type: NEW

3. **WWP-OCT25-0120**            **TIM ALAN MANAGEMENT LLC**  
Key: KEY LARGO  
RE#: 00572890-000000  
Subject: 6-100.(a) and 6-110.(a)(1).

COMMENTS:

---

Inspector: Marshall/ Case Type: ALLEGED REPEAT

4. **VR-JAN26-0004**            **BORIS LENIN FRAGA**  
Key: KEY LARGO  
RE#: 00496131-011600  
Subject: 134-1.(k)(1).

COMMENTS:

---

Inspector: Marshall/ Case Type: NEW

5. **VR-JAN26-0005**            **DELPHINE CORONEL-ESTEBE**  
Key: CUDJOE KEY  
RE#: 00184560-000000  
Subject: 134-1.(k)(1).

COMMENTS:









---

Inspector: Mann/ Case Type: NEW

**22. PROP-DEC25-0125**            **DON JONES**  
Key: LITTLE TORCH KEY  
RE#: 00218540-000000  
Subject: 21-20.(a) and 21-20.(b).

COMMENTS:

---

Inspector: County Attorney/Rodriguez/ Case Type: REVIEW

**23. CE22070027**            **MARTHA A. BLACK**  
Key: SUMMERLAND KEY  
RE#: 00198932-006600  
Subject: Collections

COMMENTS:

---

Inspector: County Attorney/Rodriguez/ Case Type: REVIEW

**24. CE22070038**            **PATRICK STEVENS & MEGAN BELLEVILLE**  
Key: SUGARLOAF  
RE#: 00172061-000900  
Subject: Collections

COMMENTS:

---

Inspector: County Attorney/Rodriguez/ Case Type: REVIEW

**25. WWP-MAR24-0018**        **STEPHEN J. SUGGS & ALYSSA J. SUGGS**  
Key: BIG PINE  
RE#: 00244270-000000  
Subject: Collections

COMMENTS:

---

Inspector: County Attorney/Rodriguez/ Case Type: REVIEW

26. **VR-FEB25-0018**                      **JONATHAN MIRANDA**  
Key: KEY LARGO  
RE#: 00521600-000000  
Subject: Collections

COMMENTS:

---

Inspector: County Attorney/Rodriguez/ Case Type: REVIEW

27. **VR-AUG25-0058**                      **JONATHAN MIRANDA**  
Key: KEY LARGO  
RE#: 00521600-000000  
Subject: Collections

COMMENTS:

---

Inspector: County Attorney/Rodriguez/ Case Type: REVIEW

28. **VR-SEP24-0028**                      **JONATHAN MIRANDA**  
Key: KEY LARGO  
RE#: 00521600-000000  
Subject: Collections

COMMENTS:

---

Inspector: County Attorney/Grant/ Case Type: REVIEW

29. **CE23030024**                      **SUNREACH HOLDINGS INC**  
Key: BIG COPPITT KEY  
RE#: 00256200-000000  
Subject: Mitigation

COMMENTS:

30. **CE16100106**

**RICHARD A. KILBURY & TAMMI R. KILBURY**

Key: KEY LARGO

RE#: 00488390-000000

Subject: Mitigation

COMMENTS:

**ADJOURNMENT**

**You are invited to a Zoom webinar.**

**When: MARCH 26 2026 9:00 AM Eastern Time (US and Canada)**

**Topic: Special Magistrate Hearing – MARCH 26, 2026**

**Please click the link below to join the webinar:**

**<https://mcbocc.zoom.us/j/89817567983>**

**Or iPhone one-tap :**

**US: +16465189805,,89817567983# or  
+16699006833,,89817567983#**

**Or Telephone:**

**Dial(for higher quality, dial a number based on your current location):**

**US: +1 646 518 9805 or +1 669 900 6833**

**Webinar ID: 898 1756 7983**

**International numbers available:**

**<https://mcbocc.zoom.us/u/k6hcmxBou>**

It will greatly help if when you log into Zoom that you use your **full legal name**. (Please do not abbreviate or use a nickname). Once your case is called, please use the "Raise Hand" feature via the Zoom application. This will let our webinar administrator know to promote you to "Panelist" so that you can speak and show video.

Please note this hearing starts at 9:00 am and there is generally no "time certain" for your case to be heard. Please plan your day accordingly. However, we ask that you log in at the start of the hearing, so we know that you are present. Cases are called randomly and not necessarily in the Order of the agenda. We ask for your patience as we do generally have a lot of cases to be heard.