

City of Port St. Lucie

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



Meeting Agenda

Wednesday, January 21, 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. **Business Tax Case Presentations**
 - 8.a Hear Business Tax Case Presentations to Determine Violation of City Code and Set Compliance Deadline [2026-094](#)
9. **Solid Waste Certification of Fines**
 - 9.a Hear Solid Waste Certification of Fines Cases and Approve the Staff Recommendation [2026-098](#)
10. **Modification Requests**
 - 10.a Hear Modification Requests Cases and Approve the Staff Recommendation [2026-099](#)
11. **Code Violations**
 - 11.a Hear Code Violations Cases and Approve the Staff Recommendation [2026-100](#)
12. **Code Violations Special Requests**
 - 12.a Hear Code Violations Special Requests Cases and Approve the Staff Recommendation [2026-101](#)
13. **Vacant Lot Violations**
 - 13.a Hear Vacant Lot Violations Cases and Approve the Staff Recommendation [2026-102](#)

14. Certification of Fines

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

[2026-103](#)

15. Certification of Fines Special Requests

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

[2026-104](#)

16. Vacant Lot Certification of Fines

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

[2026-106](#)

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

2026-094

Agenda Date: 1/21/2026

Agenda Item No.: 8.a

Placement: New Business

Action Requested: Motion / Vote

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

Submitted By: Sara Brown, Project Coordinator, NSD.

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(s): 569 SW Biltmore St, 606 SW Saragossa Ave, 698 SW Port Saint Lucie BLVD Unit 103, 10807 SW Visconti Way.

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.

Business Tax Request

#	Specialist	Case No.	Respondent(s)	Respondent Address
	Rouselle	BT-24-00298	Biltmore Commons LLC	569 SW Biltmore St
	Rouselle	BT-24-00085	Doroy Brown	606 SW Saragossa Ave
	Rouselle	BT-25-00388	Sansom Holdings LLC	698 SW Port Saint Lucie BLVD Unit 103
	Rouselle	BT-24-00080	Terri Jo Brock (TR) & Timothy John Brock (TR)	10807 SW Visconti Way



Agenda Summary

2026-098

Agenda Date: 1/21/2026

Agenda Item No.: 9.a

Placement: New Business

Action Requested: Motion / Vote

Hear Solid Waste Certification of Fines Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, 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 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 hearings.

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
	Emmert	25-16164	Jeffrey A Stockard Sr	662 SE FAITH TER
	Matute	25-15082	WILMINGTON SAVINGS FUND SOCIETY FSB	398 SW RAY AVE
	Mendoza	25-15749	Glenn Goodearl	1737 SE ANECI ST



Agenda Summary

2026-099

Agenda Date: 1/21/2026

Agenda Item No.: 10.a

Placement: New Business

Action Requested: Motion / Vote

Hear Modification Requests Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, 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 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.

Modification Requests

#	Specialist	Case No.	Respondent(s)	Respondent Address
	Rojas	23-08567	Emmanuela Gedeon	221 SW Amesbury Ave
	Rojas	16-03701	Henry Med	862 SW Amethyst Ter
	Rojas	21-04182	Mathew William Mattison and Sheryl M Mattison	1042 SW Abington Ave
	Rojas	18-12761	Manuel M Domingo and Julia Pascaual	562 SW Baoy Ave
	Rojas	12-10957	Rogelio and Regina Vazquez	692 SE Chapman Ave
	Rojas	16-03196	Rogelio and Regina Vazquez	692 SE Chapman Ave
	Rojas	22-05879	D J M. Enterprises Inc	750 NE Enterprise Dr
	Rojas	25-10913	Jeremy Rich	450 SW Eyerly Ave
	Rojas	15-01327	Wendell and Shireen Beddoe	287 SW Lucero Ave
	Rojas	18-00475	William Jean-Baptiste	421 NW North Macedo
	Rojas	18-08042	William Jean-Baptiste	421 NW North Macedo
	Rojas	19-03720	William Jean-Baptiste	421 NW North Macedo
	Rojas	19-10437	William Jean-Baptiste	421 NW North Macedo

	Rojas	20-08640	William Jean-Baptiste	421 NW North Macedo
	Rojas	14-06041	Edmond J Blotney	385 NE Orchard St
	Rojas	19-26889-BL	385 NE Orchard Street Land Trust	385 NE Orchard St
	Rojas	20-06421	385 NE Orchard Street Land Trust	385 NE Orchard St
	Rojas	23-31100-BL	385 NE Orchard Street Land Trust	385 NE Orchard St
	Rojas	19-09514	Aaron W Blagrove Jr and Colleen Haughton - Blagrove	2407 SW Independence Rd
	Rojas	20-03261	Grace Richards	2382 SE Seamist St
	Rojas	19-09960	Debora Dew	2230 SW Tampico

Partial Requests

#	Specialist	Case No.	Respondent(s)	Respondent Address
	Rojas	24-31215-BL	Direct Home Buyers LLC	772 NW Cardinal Dr release from 1558 SE Pitcher Rd



Agenda Summary

2026-100

Agenda Date: 1/21/2026

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, 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 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 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
	Armendarez	25-15059	Diane D Lynn & William J Darby	143 SW Milburn CIR
	Armendarez	25-15062	Moises Abdias Velazquez & Sandra L Velazquez	236 SW Milburn CIR
	Armendarez	25-16320	John H O'Neal (TR) & Marjorie E O'Neal (TR) c/o Lea O'Neal	3217 SE Quay ST
	Armendarez	25-17561	Gerald Bentley Sr, Gary Bernard Mason & Brian Bernard Mason	3231 SE Pinto ST
	Amendarez	25-17805	Phay S Ngauv & Tin K Ngauv	4578 SW Bradbury ST
	Bender	25-12049	Daniel Dilorenzo	874 SW Del Rio BLVD
	Bender	25-13559	BAF ASSETS 6 LLC	961 SW Commonwealth RD
	Bender	25-16132	Steven Happer & Anna Happer	1442 SW Sudder AVE
	Capp	25-16850	Frantz Joseph, Darly Duroseau & Marie A Duroseau	1611 SW Crawford AVE
	Capp	25-16978	Richard W Auxier	1233 SW San Esteban AVE
	Capp	25-17049	Jaime R Tewari & Tiffany Tewari	2722 SW Ensenada TER
	Capp	25-17363	Julio G Luaces III	1655 SW Escobar LN
	Capp	25-17385	Gary Sewatsky & Rosa Sewatsky	1525 SW Aledo LN
	Cerami	25-05187	Valarie J Abbott	1938 SW Notre Dame AVE
	Cerami	25-16172	D R Horton Inc	2674 SW Fair Isle Rd
	Cerami	25-16737	Carole P Callaghan (TR) (EST)	2320 SW Madrid RD
	Cerami	25-16876	Artavia L Vickers & Terry L Coleman Jr	2662 SW Acco RD
	Diaz	25-05723	TGC Port St Lucie LLC	11600 SW Village PKWY
	Diaz	25-14923	AG-RC ENTERPRISE DRIVE OWNER LLC c/o Angelo, Gordon & Co	400 NW Enterprise DR

	Diaz	25-15327	BTG Properties LLC	440 NW Peacock BLVD
	Diaz	25-15401	M & M Properties of Port St Lucie LLC	555 NW Enterprise DR
	Diaz	25-15448	Alliance Group Contracting Corporation	615 NW Enterprise DR
	Diaz	25-16462	Speedway LLC c/o Ryan LLC	0 TBD
	Dickerson	25-03526	East Lake Village Professional Center Condominium Association Inc	2100 SE Hillmoor DR
	Dickerson	25-08315	LAKESIDE PSL INVESTMENTS LLC	1720 SE Port ST Lucie BLVD
	Dickerson	25-08415	1790 PSL INVESTMENTS LLC	1790 SE Port St Lucie BLVD
	Dickerson	25-08620	LELA'S RENTALS INC	1702 SE South Niemeyer CIR
	Dickerson	25-13936	Rosecan Realty Ltd	1225 SE Port St Lucie BLVD
	Dickerson	25-15650	Grande Palms at Tradition III LLC	0 TBD
	Dickerson	25-15722	Treasure Coast Land Development LLC	0 TBD
	Dickerson	25-15876	Tigerfish Real Estate LLC	1090 SE Port St Lucie BLVD
	Dickerson	25-16181	St Lucie Enterprises LLC	1924 SW Gatlin BLVD
	Dickerson	25-16265	St Lucie Enterprises LLC	1924 SW Gatlin BLVD
	Dickerson	25-16988	Sam's East Inc c/o Walmart Property Tax Department	10900 S US Highway 1
	Gomez	25-15280	Ehren W Chen & Wendy D Dittmar	2297 SE Friendship ST
	Gomez	25-15281	Ramonita Delgado	2250 SE Friendship ST
	Gomez	25-17184	IH6 Property Florida LP	2226 SE Master AVE
	Gomez	25-17454	John F Organ	2617 SE Export AVE
	Gomez	25-17791	Judith A Rowles	2437 SE Melon CT
	Herzog	24-05775	Tiffnie Lewis & Michael Allen Williams	131 SW Austin Ct
	Herzog	25-08706	Lonnie L Mills & Lois M Mills	126 SW Tulip BLVD
	Herzog	25-13088	Michelle R Berthold	1750 SW Mcallister LN
	Herzog	25-14550	Fred Gill III	830 SW Bellevue AVE
	Herzog	25-14915	Amado M Vivas & Rosemary Vivas	131 SW Glenwood DR
	Herzog	25-15022	Divina House Buying LLC	2417 SW Summit St

	Herzog	25-15024	Amisha Brockett	1208 SW Janette AVE
	Herzog	25-16026	Mayo Property Management LLC	1758 SW Cashmere BLVD
	Herzog	25-16030	Howard E Swan Jr	2466 SW Warwick St
	Herzog	25-16058	Dulce M Espinosa	1701 SW Dove Ln
	Herzog	25-16221	Jose Manuel Hernandez Gonzalez & Rosa Quintana Cervantes	655 SW Sail TER
	Herzog	25-16718	Deisy Gonzalez Jurado	2002 SW McAllister LN
	Herzog	25-17138	Elicar Fernandez & Frederick Couri	756 SW Monsoon Rd
	Herzog	25-17139	The Wims Family Land Trust Agreement	750 SW Monsoon Rd
	Herzog	25-17215	Carline F Amede & Caroline Fradestin	2402 SE Watercrest ST
	Huckstable	25-14540	Bailey Consulting Group LLC	1860 SW California BLVD
	Kashatus	25-03707	Sara E Arguelles & Thomas M Petkevich	4626 SW Scanavino ST
	Kashatus	25-11904	Kenneth L Hood & Claudia P Hood	3602 SW Pisano ST
	Kashatus	25-11905	Gibin Matthew & Sheeba Samual	3598 SW Pisano ST
	Kashatus	25-15424	Kenson Gelin & Sasha L Thompson	3902 SW Mccrory St
	Kashatus	25-15877	Christina Randolph & David Randolph	502 SW Tarra AVE
	Kashatus	25-15889	Alexandra Ricardo	570 SW South Quick Cir
	Kashatus	25-16233	Amenar Aguilar & Edis Aguilar	4256 SW Jame St
	Kashatus	25-16268	FKH SFR C1 LP	4522 SW Savona BLVD
	Kashatus	25-16273	657 SW Abode Avenue LLC	657 SW Abode AVE
	Kashatus	25-16573	Judith Florvilus, Bertrand Florvilus & Yolette Beralus	1125 SW Gaffney AVE
	Kashatus	25-16947	Lakeview Loan Servicing LLC	4209 SW Tuscol ST
	Kashatus	25-17010	Mildred R Pasternack (TR)	4637 SW Joffre St
	Kashatus	25-17693	Robert Scott, Lavern Jimenez & Jarrell Jimenez	4249 SW Savona BLVD
	Mendoza	25-09030	William W Ferguson Jr	1189 SE Preston LN
	Mendoza	25-09987	Theodore M Mann	1126 SE Clifton LN
	Mendoza	25-13449	Luckner Mervil & Carline Fils	1646 SE Nancy Ln

	Mendoza	25-14652	Robert L McGhee II & Karen McGee	1997 SE Franciscan St
	Mendoza	25-15643	Wanda Nietubyc-Lukaszuk	2015 SE Watercrest St
	Mendoza	25-15795	Sara Cormier & Eric Cormier	1300 SE Navajo LN
	Mendoza	25-15964	Sergio Fernandes & Maria L Fernandes	421 SE Thanksgiving AVE
	Mendoza	25-16118	Harvey A Crabtree, Roberta J Crabtree & Joseph E Crawford	1358 SE Floresta DR
	Mendoza	25-16410	Johny Clerveau & Rosemary Rene	855 SE Starflower AVE
	Mendoza	25-16412	Lien Hoang Thi Nguyen & Ryan Duy Van Tran	862 SE Starflower
	Mendoza	25-16413	Series LAN0481of Holding ESQ LLC	481 SE Lancaster AVE
	Mendoza	25-16621	IH6 Property Florida LP	825 SE Chaloupe AVE
	Mendoza	25-16918	Robert Kraczek	511 SE Evergreen TER
	Mendoza	25-16926	Ellymay Key & Rene C Viola	1593 SE Crowberry DR
	Mendoza	25-17074	David G See & Patricia A See	1196 SE Sabina L
	Mendoza	25-17127	Manuel Blanco & Olivia Perera	1372 SE Sandia DR
	Mendoza	25-17651	Patrick M Malone	1952 SE Manth LN
	Mendoza	25-17676	Caprila T Cotela	1704 SE Haverford ST
	Mendoza	25-18461	Fallon Amanda Timmons & Tavares C Timmons	1746 SE Haverford ST
	Miller	25-17071	Dumaine Bailey	3933 SW Jarmer Rd
	Miller	25-17112	Dominick Mattino	3561 SW Margela ST
	Miller	25-17231	BIMINI LANE HOLDINGS 9 LLC	1733 SW Open View DR
	Miller	25-17595	2018-1 IH Borrower LP	1890 SW Effland AVE
	Miller	25-17598	Jerry Charles & Don Benso Cune	1833 SW Penrose AVE
	Miller	25-17900	SRP SUB LLC	3597 SW Ronald ST
	Peco	25-08433	Joan O'Connor	319 SW Fairway AVE
	Peco	25-09119	Kyle Baitsholts & Kristin Baitsholts	325 SE Cork RD
	Peco	25-10874	Marvin Wallace & Donna Wallace	1371 SE Ladner St
	Peco	25-12763	Suny M Polanco Munoz & Edinson Salcedo	174 SW Parish TER

	Peco	25-14858	ORDER PRODUCTIONS MEDIA DEFINED BENEFITS PENSION PLAN & TRUST	399 SE Voltair TER
	Peco	25-15003	Loretta B Amati	1109 SE Airoso BLVD
	Peco	25-15248	Austin Wedeman	1690 SW Angelico LN
	Peco	25-15254	Vanessa J Steffen	1690 SW Tivan LN
	Peco	25-15369	Peaceful River Living Trust	1974 SW Scorpio LN
	Peco	25-15550	Kelly Keating	198 SW Fairway AVE
	Peco	25-15684	William A Meeks (TR) & Kathleen L Meeks (TR)	329 SE Cork RD
	Peco	25-15937	WILMINGTON SAVINGS FUND SOCIETY FSB (TR)	398 SW Ray AVE
	Peco	25-16485	Marc Graham & Naywona Graham	1309 SW Bayshore BLVD
	Peco	25-16491	Ronald S Tewari	1210 SW Airoso BLVD
	Peco	25-16493	Ossapha Ou	1371 SE Airoso BLVD
	Peco	25-16496	Kimberly A Russo (TR)	1177 SE Airoso BLVD
	Rose	25-04727	Claudia Fabra	616 NE Helicon LN
	Rose	25-08833	John Rain (EST), Peter Rain (EST) & Catherine Behr	253 NW Floresta DR
	Rose	25-12787	Marie H Edouard & Junior Edouard	702 NW Virginia St
	Rose	25-14181	Amos Joseph, Shidelande Anestal & Pierre Jarlyn Stocklin	742 NW Bayard AVE
	Rose	25-14290	Eugene Cassady Jr (EST)	513 NW Floresta DR
	Rose	25-14698	Deborah Sweredoski	401 NW Riverside DR
	Rose	25-16092	David A Bohorquez Ortega, Karina A Barberis & Joel Adams Bohorquez Barberis	731 NW Floresta DR
	Rose	25-16143	2018-1 IH Borrower LP	694 SW Heather St
	Rose	25-16169	Danni Marie Werner & Trever John Werner	734 SW DorchesTER St

	Rose	25-17296	Edward J Hamrick & Stephanie A Hawrick	585 NE Solida Cir
	Rose	25-17308	Kristen Seelinger	614 NW Kildare St
	Rose	25-17314	CSMA BLT LLC	650 NW Selvitz Rd
	Williams	25-14488	Gateway Condominium Association of St Lucie Inc	1438 SE Huffman RD
	Wise	25-11691	William Bryson Huckstep & Andrea Marja Huckstep	549 SW Nautical AVE
	Wise	25-13883	Tracy J Salmon Jr (TR)	1955 SE Millbrook TER
	Wise	25-14669	Ricardo E Correa & Madeline Correa	2308 SE Seafury Ln
	Wise	25-16917	Antonin C Dvorak & Kylee Dvorak	2252 SE Flanders Rd
	Wise	25-17191	Dagel Ramos	1821 SE Erwin Rd



Agenda Summary

2026-101

Agenda Date: 1/21/2026

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, 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 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
	Armendarez	25-17299	Reverse Flip 2 LLC (TR)	398 SW Ryan AVE
	Bender	25-16856	FKH SFR C1 LP	873 SW Saltonstall TER
	Bender	25-17943	Rosemary Scocozzo	1873 SW Kimberly AVE
	Bender	25-18325	Anthony Tobias Meely Sr	1117 SW Jennifer AVE
	Gomez	25-04111	William Joseph Muth	2441 SE Pascal AVE
	Gomez	25-04114	Azael Mijares & Elba Valdez	2465 SE Pascal AVE
	Mendoza	25-14789	Lyle Hawkins & Jennifer Hawkins	1714 SE Clearmont ST
	Mendoza	25-15359	Christine Y McKenzie & Alexander M McKenzie	551 SE Volkerts TER
	Mendoza	25-15663	SRP Sub LLC	2016 SE Watercrest ST
	Mendoza	25-15772	Atul V Patel & Varsha Patel	2085 SE Airoso BLVD
	Mendoza	25-17262	Mary M DiCocco & Frank S DiCocco IV	1710 SE HAVErford ST
	Mendoza	25-17497	Joseph Gordon & Ida E Gordon	644 SE Ron Rico TER
	Mendoza	25-18087	First Savings Bank	1322 SE Nancy LN
	Miller	25-17113	DISTRIJASS LLC	3617 SW Margela St
	Peco	25-17079	SmartChoice Property Investments LLC	197 SW Twig AVE



Agenda Summary

2026-102

Agenda Date: 1/21/2026

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, 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 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	25-15931	Melvin A Williamson & Elizabeth M Williamson	4171 SW Jarmer RD
	Huckstable	25-15932	Irving C Barnes (TR) & Patricia A Solek (TR)	855 SW Java AVE
	Huckstable	25-15933	Vilma Gilling & Sarah Reid	666 SW Pueblo TER
	Huckstable	25-16057	James S Zabelsky (TR) & Paula E Zabelsky (TR)	2241 SE Master AVE
	Huckstable	25-16213	William J Corin (EST) & Carol A Corin	951 SW McElroy AVE
	Huckstable	25-16783	Francis J Martin	464 SE Jupiter TER
	Huckstable	25-17179	Kim Chiem Do & Van Ty Voun	1017 SW Haleyberry AVE
	Huckstable	25-17182	Cachafeiro Investments Corp	2241 SW Elmwood AVE
	Huckstable	25-17387	Sung-Doh Ahn & Soon-Ok Ahn	6161 NW East Deville CIR
	Huckstable	25-17388	Creative Realty Management Inc	1325 SW Becker RD
	Huckstable	25-17391	Gianfranco Dalcollo, Linda Dalcollo & Catherine Dalcollo	211 SW Covington RD
	Huckstable	25-17467	Michael U Montes	3792 SW Kakopo ST
	Huckstable	25-17470	James G Moore	1450 SW California BLVD
	Huckstable	25-17473	Johnny Brown & Erlinda Brown	475 SE Cork RD
	Huckstable	25-17512	Kai Fai Cheung	1049 SW Majorca AVE
	Huckstable	25-17517	Clarence G Dixon & Pearl B Dixon	1251 SW Crost AVE
	Huckstable	25-17611	Patrick M Wilson & Jennette J Wilson	1069 SW Canary TER
	Huckstable	25-17612	K Hovnanian Aspire At Port St Lucie LLC	2423 SW Garcia AVE
	Huckstable	25-17703	Marjan Mirzabeigi (TR) & Abbas Sadeghi (TR)	1881 SW Lofgren AVE
	Huckstable	25-17706	Yeter Mehmetcikizi I	4232 SW Xenon ST

	Huckstable	25-17842	Emil Maroun & Georgette Maroun	208 NE St James DR
	Huckstable	25-17942	Fenelon Prosper & Ceres Prosper	3598 SW Ronald ST
	Huckstable	25-17946	Berthold Brunner & Angelika Brunner	638 NW Grenada ST
	Huckstable	25-18011	Vincent J Melito & Anna M Melito	6751 NW Daffodil LN
	Huckstable	25-18013	Anthony Wade & Margaret Wade	2873 SW Giralda ST
	Huckstable	25-18228	Michael V Swiercz & Renate Swiercz	1961 SW Erie ST
	Huckstable	25-18229	Holiday Builders Inc	105 SW South Wakefield CIR
	Huckstable	25-18230	Jairaj Chanderdat & Emily Chanderdat	316 SW Paar DR
	Huckstable	25-18231	Eric Janssen & Patricia Janssen	5298 NW Almond AVE
	Huckstable	25-18233	Michelle A Guarnieri & Christine Marie Danz	1513 SW Nervia AVE
	Huckstable	25-18353	Rohan D Rushton (LF EST)	2871 SW Lucerne ST
	Huckstable	25-18354	Lisa M Robertson (TR) & Michael E Robertson (TR)	164 SW Gettysburg DR



Agenda Summary

2026-103

Agenda Date: 1/21/2026

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, 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
	Armendarez	25-14050	Anne M Nanton	618 SE Dean TER
	Bender	25-08285	Jacky Dorema & Gerone Dorema	6477 NW Groveland TER
	Bender	25-14955	Nicole A Duchene & Erik I Duchene	5810 NW Fall Flower CT
	Cerami	25-13440	Freedom Mortgage Corporation	1994 SW Guernsey ST
	Diaz	25-10465	Angelfish Real Estate LLC	119 SW Cashmere BLVD
	Dickerson	23-01218	Slinkman, Slinkman & Wynne	1601 SE Village Green DR
	Dickerson	24-04569	Antema Corporation	1401 SE Huffman RD
	Kashatus	25-12226	Atul Patel	1056 SW Paar DR
	Mendoza	25-10003	Smith Jean-Louis & Rick-Jalene Jean-Louis	870 SE Proctor LN
	Peco	25-12537	Nicholas Vivirito	1782 SE Elkhart TER
	Peco	25-13317	Jo Chalson (EST)	4180 SW Webb ST
	Wise	25-10884	Ronald B Mundy	277 SE Crosspoint DR
	Wise	25-12205	Michelle A Jaggermauth & Shawn A Gillette	1162 SW Airoso BLVD
	Wise	25-13904	Debra S Corbett	2056 SE Hideaway CIR



Agenda Summary

2026-104

Agenda Date: 1/21/2026

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, 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 Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	25-04576	Sebastian Walsh	1991 SW Dorado LN
	Bender	25-09301	Patricia A Newton	1473 SW Sudder AVE
	Bender	25-09918	Naomi J Poe	2051 SW Villanova RD
	Bender	25-10038	Craig Dawson	2138 SW Janette AVE
	Bender	25-12214	Gilbert Christopher Pilet	2120 SW Plantation TER
	Bender	25-13299	Ricardo Aurelio Melendez Guerrero	401 NW Lincoln AVE
	Mendoza	25-10577	Ellen L Skelly c/o Eloise Gardner	929 SE Bayfront AVE



Agenda Summary

2026-106

Agenda Date: 1/21/2026

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, 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.

Vacant Lot Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent AdDress
	Huckstable	25-07692	Ivy L Bennett	5249 NW Gamma ST
	Huckstable	25-08070	Samuel Bridgen	2334 SE Rich ST
	Huckstable	25-08618	Winnie Y Chien	2071 SW Del Rio BLVD
	Huckstable	25-08716	Ruth L Brown	1402 SW Glastonberry AVE
	Huckstable	25-10699	Alfonso S Sordo, Laudelina R D Sanchez & Alfonso Sanchez	1882 SW Angelico LN

Next Magistrate Hearing – January 28, 2026 SM Rodriguez

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