

City of Port St. Lucie

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



Meeting Agenda

Addition of Items 12A and 13A

Wednesday, August 20, 2025

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. **Code Violations**
 - 8.a Hear Code Violations Cases and Approve the Staff Recommendation [2025-769](#)
9. **Code Violations Special Requests**
 - 9.a Hear Code Violations Special Requests Cases and Approve the Staff Recommendation [2025-770](#)
10. **Certification of Fines**
 - 10.a Hear Certification of Fines Cases and Approve the Staff Recommendation [2025-771](#)
11. **Certification of Fines Special Requests**
 - 11.a Hear Certification of Fines Special Requests Cases and Approve the Staff Recommendation [2025-772](#)
12. **Modification Requests**
 - 12.a Hear Modification Requests Cases and Approve the Staff Recommendation [2025-809](#)
13. **Vacate Requests**
 - 13.a Hear Vacate Requests Cases and Approve the Staff Recommendation [2025-810](#)

- 14. How Parties are Notified**
- 15. Introduction of Cases Without Parties Present**
- 16. Public to be Heard**
- 17. 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

2025-769

Agenda Date: 8/20/2025

Agenda Item No.: 8.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 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
	Bender	25-08507	Walter Saint Fleur & Heuresse M Guerrier	542 SE Euclid LN
	Bender	25-08820	ARMAND IVANSTMENS LLC	345 NE Midfield LN
	Bender	25-08833	John Rain (EST) & Peter Rain (EST) : Catherine Behr	253 NW Floresta Dr
	Bender	25-09149	John Rain (EST) & Peter Rain (EST)	253 NW Floresta Dr
	Bender	25-10284	Tony Henderson & Hallie Henderson	246 NE Granduer AVE
	Gomez	24-19356	Debra Foisset	1525 SE Faculty CT
	Gomez	25-05457	Robin D Burt	2301 SE Bounty Ave
	Gomez	25-06126	Emanuel Mobley	2462 SE Tracy Ave
	Gomez	25-06890	Joan Jimenez & Melanie Arismendi	2286 SE Sesame Ln
	Gomez	25-08327	1711 Mansfield Partners LLC	1711 SE Mansfield ST
	Gomez	25-08555	David A Cronic	2157 SE Genoa ST
	Gomez	25-09002	Manuel Sanchez	2852 SE Leigh AVE
	Gomez	25-09013	Monty Clift	2432 SE Charleston DR
	Gomez	25-09226	Ketki K Bodawala & Bob Seaman	2598 SE Richmond ST
	Gomez	25-09611	Nelson Perez	1778 SE Duma TER
	Gomez	25-09614	Daile A Pfeiffer (TR) & Michael Albanese (TR)	1761 SE North Blackwell DR
	Herzog	25-07349	Ilise DeSanti	243 SW Statler Ave
	Huckstable	23-04038	SARAH'S HOUSE LLC	473 SE Evergreen TER
	Huckstable	24-06422	TALS LLC	2243 SE Seafury LN
	Huckstable	24-08980	Habib Pirani & Shaheen Pirani	399 SE Oakridge DR
	Peco	25-07434	Alex Alvarez Planes & Paulina L Pichardo Planes	2859 SE Pace DR

	Peco	25-07678	Hristo Jivkov Petkov & Rayna Nicole Giron	1641 SE Goucho AVE
	Peco	25-07973	Aisha Hosein	1889 SE Elkhart Ter
	Peco	25-08634	Aida L Quintana & Luis Rivera (EST)	1491 SE Grapeland AVE
	Peco	25-08743	Saint Jude Children's Research Hospital Inc	2887 SE Eagle DR
	Peco	25-08902	Everglade Redwood LLC	3037 SE Galt CIR
	Peco	25-08925	Douglas E Sosa & Jova Sosa	2272 SE Seafury LN
	Peco	25-08967	Timotheus T Jenkins & Sara Ann Wickenheiser	2115 SE Holland ST
	Peco	25-08969	Cristhian G Mejia	1449 SE Vesthaven CIR
	Peco	25-09000	Carmella Definis	2111 SE Midtown RD
	Peco	25-09010	Paul H Charland	455 SE Nome DR
	Peco	25-09119	Kyle Baitsholts & Kristin Baitsholts	325 SE Cork RD
	Peco	25-09540	Stephanie C Forrest	2131 SE New York ST
	Peco	25-09645	Jennifer De Jesus	1490 SE Vesthaven CIR
	Peco	25-09829	Suzanne Ward	318 SE Ines Ave
	Peco	25-09864	Colleen E Corcoran	2061 SE Pyramid RD
	Peco	25-09928	Casey Lynn Dubois & Efrain Antonio Robles	1308 SE Buckingham TER
	Peco	25-10075	Julie Guan & Wei Liang	3019 SE Wake RD
	Peco	25-10310	Frantz Medor & Lisa S Nepomuceno Medor	302 SE Epic CT
	Peco	25-10522	Troy Christopher Duggan & Christina Caggiano	1115 SE Mayfair LN
	Peco	25-10584	Bradley De Souza & Ciana Lee De Souza	2401 SE Sherlock ST
	Peco	25-10722	Steven Thomas Shields, Scott Shields & Thomas Bryan Shields	1171 SE Mendavia AVE
	Pierre	24-06806	Haroldo Diaz	341 SE Dalva AVE

	Pierre	24-15995	Zadit N F Pimentel & Argentina P Abad	501 SE Crosspoint DR
	Pierre	25-01323	Carla Elias & Mathew Peace	482 SE Doat ST
	Pierre	25-02889	Mercy Luna	318 SE Strait Ave
	Pierre	25-06005	Yukio Lao	450 SE Guava TER
	Pierre	25-06488	Elizabeth Gerhard	961 SE Walters TER
	Pierre	25-08982	Angelique M Emiddio	567 SE Ocean Spray Ter
	Pierre	25-09030	William W Ferguson Jr	1189 SE Preston LN
	Pierre	25-09044	Marcia W Litvin	802 SE Chaloupe Ave
	Pierre	25-09076	Jayson S Bono	799 SE Autumn TER
	Pierre	25-09106	Robert J Bonsignore & Kristi Bonsignore	1198 SE Proctor Ln
	Pierre	25-09188	Rosalie Nore	585 SE Crosspoint Dr
	Pierre	25-09189	Linda Luke	1077 SE Sandia DR
	Pierre	25-09268	Dulce Acosta	755 SE Autumn TER
	Pierre	25-09397	Miguel Vargas	478 SE Walters TER
	Pierre	25-09400	770 CAPITAL PARTNERS LLC	1633 SE Shepard LN
	Pierre	25-09629	Joan T Bischoff Hanna	755 SE Albatross AVE
	Pierre	25-09714	Frederica B Neal Trust	1633 SE Pleasantview ST
	Pierre	25-09987	Theodore M Mann	1126 SE Clifton Ln
	Pierre	25-10003	Smith Jean-Louis & Rick-Jalene Jean-Louis	870 SE Proctor LN
	Pierre	25-10004	Bonita R Herrick	542 SE Seahouse Dr
	Pierre	25-10665	Alonzo Jasayn Rayfield Jones	325 SE Thanksgiving AVE
	Pierre	25-10687	David S Price, Donna Price & Debra Price	467 SE Karney TER
	Pierre	25-10691	John Barattini	498 SE Thornhill DR
	Pierre	25-10753	Kristy M Richards	761 SE Brookedge AVE
	Rose	24-02784	Sonia Phillips	2101 SW Colwell Ave
	Rose	25-05379	Brenda Cramer & Joseph Daniel Cook	242 SW Ridgecrest DR

	Rose	25-05558	Virginia L Frazier	2137 SW Imperial St
	Rose	25-06463	Michael A Leo Jr	2550 SW Fair Isle RD
	Rose	25-06878	Anthony Smith & Brook Marie Fountain	2632 SW Dallas ST
	Rose	25-08900	E'S ALL IN 1 LLC	3017 SE Galt CIR
	Rose	25-09210	Luis Gonzalo Gutierrez	871 SW Dalton AVE
	Rose	25-09500	Heather M Cernava	550 NW Sherbrooke AVE
	Rose	25-09670	Marie Mercius	982 SW Dalton AVE
	Rose	25-10890	Garrick G Mundy & Althea J Mundy	1797 SW Commargo ST
	Rose	25-10899	Steven M Bolson	1982 SW Glendale St
	Rose	25-10903	Carrie A Wiley	1973 SW Glendale ST
	Rose	25-11032	Mark McGinnis & Alicia Hernandez	2402 SW Massey ST
	Wise	25-05256	Josue Alcime	2049 SW Burlington ST
	Wise	25-07261	Johanna Vilme	301 SW Fairway AVE
	Wise	25-08169	Janica Lecounte	1866 SW Gemini LN
	Wise	25-08390	Jairon Loforte	1973 SW Aquarius LN
	Wise	25-08433	Joan O'Connor	319 SW Fairway Ave
	Wise	25-09251	Thomas McQuade & Gail McQuade : Luanne Haygood	2086 SW Gemini LN
	Wise	25-09270	Olga Garza & Ariel Riquelme	1985 SW Burlington ST
	Wise	25-09305	Howard Neale III & Howard Neale IV	125 SE Whitmore DR
	Wise	25-09308	Larissel Eugene & Claudia Eugene	233 SE Whitmore DR
	Wise	25-09321	Regina Lettera	1422 SE Morrow ST
	Wise	25-09797	Humberto Torres & Ruth Lopez	191 SW Nativity TER
	Wise	25-09958	Robert Allen Atkinson	652 SW Dwight AVE
	Wise	25-10168	Michael Nelson	250 SW Pagoda Terr
	Wise	25-10259	Thaddeus Isenhour	225 SW Thornhill DR

Code Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
1	Bender	25-08820	ARMAND IVANSTMENS LLC	345 NE Midfield LN
2	Gomez	25-05457	Robin D Burt	2301 SE Bounty Ave
3	Gomez	25-06890	Joan Jimenez & Melanie Arismendi	2286 SE Sesame Ln
4	Gomez	25-09013	Monty Clift	2432 SE Charleston DR
5	Gomez	25-09226	Ketki K Bodawala & Bob Seaman	2598 SE Richmond ST
6	Peco	25-07678	Hristo Jivkov Petkov & Rayna Nicole Giron	1641 SE Goucho AVE
7	Peco	25-08969	Cristhian G Mejia	1449 SE Vesthaven CIR
8	Peco	25-08996	Clotilde DiDonna (TR) & Francesco DiDonna (TR)	2431 SE Morningside BLVD
9	Peco	25-10722	Steven Thomas Shields, Scott Shields & Thomas Bryan Shields	1171 SE Mendavia AVE
10	Pierre	25-09044	Marcia W Litvin	802 SE Chaloupe Ave
11	Pierre	25-09987	Theodore M Mann	1126 SE Clifton Ln
12	Rose	25-05558	Virginia L Frazier	2137 SW Imperial St
13	Rose	25-06463	Michael A Leo Jr	2550 SW Fair Isle RD
14	Wise	25-05256	Josue Alcime	2049 SW Burlington ST
15	Wise	25-07261	Johanna Vilme	301 SW Fairway AVE
16	Wise	25-08390	Jairon Loforte	1973 SW Aquarius LN
17	Wise	25-08433	Joan O'Connor	319 SW Fairway Ave
18	Wise	25-09251	Thomas McQuade & Gail McQuade : Luanne Haygood	2086 SW Gemini LN
19	Wise	25-09797	Humberto Torres & Ruth Lopez	191 SW Nativity TER
20	Wise	25-09958	Robert Allen Atkinson	652 SW Dwight AVE



Agenda Summary

2025-770

Agenda Date: 8/20/2025

Agenda Item No.: 9.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
	Bender	25-06080	Joseph Tiffany & Tyler Carlile	342 SW Buswell AVE
	Bender	25-06085	Kemiecha Pennycooke, Damion Robert Allan & Colin Patrick Allan	140 NW Curry ST
	Bender	25-07471	Lesley Mudahy (EST)	166 NW Carmelite ST
	Bender	25-09833	Eddy F Gutierrez & Maria P Bejarano	461 SW Bayshore BLVD
	Bender	25-10027	Edmund C Orandash (EST)	5718 NW North Macedo BLVD
	Bender	25-11324	Fermin Marcos Martinez	122 NW Dorchester ST
	Bender	25-11621	Anthony Di Maria (EST)	310 SE Calmoso DR
	Bender	25-12485	John Rain (EST), Peter Rain (EST) & Catherine Behr	253 NW Floresta Dr
	Gomez	25-08198	Deutsche Bank Trust Company Americas (TR)	1343 SE Vestridge LN
	Gomez	25-09892	Kimberly A Bigelow	1562 SE Collette CIR
	Gomez	25-10092	Kurt F Hoyer (LF EST)	1825 SE Balleto ST
	Gomez	25-10208	Kathryn A Straton & Michael W Watt	2001 SE Dranson CIR
	Gomez	25-10300	Vernon Vassar	2232 SE Berkshire BLVD
	Peco	25-08635	Gary Jean-Francois & Denice T Taylor	1662 SE Portillo RD
	Peco	25-08971	Mary C Mecca (TR)	1340 SE Port St Lucie BLVD
	Peco	25-08996	Clotilde DiDonna (TR) & Francesco DiDonna (TR)	2431 SE Morningside BLVD
	Peco	25-09025	Rigoberto Delacruz-Pimentel & Fabiola De La Cruz	3232 SE Quay ST
	Peco	25-09361	Esmeralda C Figueroa & Yanior Figueroa	454 SE Cork RD
	Peco	25-09538	Svitlana Voynarovska	1386 SE Buckingham TER
	Peco	25-10330	Rachelle Pierre-Louis	1450 SE Portillo RD

	Peco	25-10385	Gary Louis & Anne St Amour Xavier : Jean-Claude Charles	1101 SE Menores AVE
	Peco	25-10432	Andrew T Bieger (EST)	1872 SE Enfield Ave Port
	Peco	25-11487	Reverse Flip 2 LLC (TR)	398 SW Ryan AVE
	Pierre	25-08537	Boris Satey	2015 SE Franciscan ST
	Pierre	25-10216	Sara Cormier & Eric Cormier	1300 SE Navajo LN
	Pierre	25-10577	Ellen L Skelly c/o Eloise Gardner	929 SE Bayfront AVE
	Pierre	25-10768	Caden D Cable	1851 SE Sandia DR
	Pierre	25-11321	Louis V Cash & Connor T Noel	752 SE Carnival AVE
	Rose	25-06628	Michelle Vanartsdalen	2571 SW Fairgreen RD
	Rose	25-09022	Gerald Bentley Sr & Gary Bernard Mason : Brian Bernard Mason	3231 SE Pinto ST
	Wise	25-08630	Monica Arias	1166 SW Heather ST
	Wise	25-08754	Christopher Robert Prehn & Elizabeth Mary Robison	205 SW Christmas TER
	Wise	25-09642	Salvatore Maiello	1341 SW Dorchester ST

Code Violations Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
21	Bender	25-07471	Lesley Mudahy (EST)	166 NW Carmelite ST
22	Bender	25-10027	Edmund C Orandash (EST)	5718 NW North Macedo BLVD
23	Gomez	24-19356	Debra Foisset	1525 SE Faculty CT
24	Gomez	25-06126	Emanuel Mobley	2462 SE Tracy Ave
25	Gomez	25-08198	Deutsche Bank Trust Company Americas (TR)	1343 SE Vestridge LN
26	Gomez	25-09892	Kimberly A Bigelow	1562 SE Collette CIR *Attending Via Zoom*
27	Gomez	25-10092	Kurt F Hoyer (LF EST)	1825 SE Balleto ST
28	Gomez	25-10300	Vernon Vassar	2232 SE Berkshire BLVD
29	Peco	25-08967	Timotheus T Jenkins & Sara Ann Wickenheiser	2115 SE Holland ST
30	Peco	25-09025	Rigoberto Delacruz-Pimentel & Fabiola De La Cruz	3232 SE Quay ST
31	Peco	25-09361	Esmeralda C Figueroa & Yanior Figueroa	454 SE Cork RD
32	Peco	25-09538	Svitlana Voynarovska	1386 SE Buckingham TER
33	Peco	25-09540	Stephanie C Forrest	2131 SE New York ST
34	Peco	25-10385	Gary Louis & Anne St Amour Xavier : Jean-Claude Charles	1101 SE Menores AVE
35	Peco	25-10432	Andrew T Bieger (EST)	1872 SE Enfield Ave Port
36	Peco	25-11487	Reverse Flip 2 LLC (TR)	398 SW Ryan AVE
37	Pierre	25-09629	Joan T Bischoff Hanna	755 SE Albatross AVE
38	Pierre	25-10577	Ellen L Skelly c/o Eloise Gardner	929 SE Bayfront AVE
39	Rose	25-09022	Gerald Bentley Sr & Gary Bernard Mason : Brian Bernard Mason	3231 SE Pinto ST
40	Wise	25-10259	Thaddeus Isenhour	225 SW Thornhill DR



Agenda Summary

2025-771

Agenda Date: 8/20/2025

Agenda Item No.: 10.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
	Bender	23-13976	Teo Richards & Tricia M Caron	423 SE Sunnydale LN
	Bender	25-07215	Sabrinat St Hilaire & Robenson St Hilaire	5259 NW North Delwood DR
	Gomez	24-17042	Adam Prescott Kinloch	2170 SE Glenrock TER
	Gomez	25-04588	Diana Collins (EST)	2302 SE Leithgow ST
	Peco	24-02502	Antonin C Dvorak & Kylee Dvorak	2252 SE Flanders RD
	Peco	25-08275	Novelette Holness & Knottalee Knott	1126 SE Mcfarlane AVE
	Pierre	24-19078	Ofelia Lashay Sotolono & Kevin Bautista	289 SW Elderberry DR
	Pierre	24-19491	Jo Chalson	4180 SW Webb St
	Pierre	24-19786	Luis Perez	632 SE Clifton LN
	Pierre	25-01791	David Marques & Kristin Marques	1651 SE Mistletoe ST
	Pierre	25-06486	Joseph G Thomas	890 SE Walters TER
	Rose	24-18035	Virginia D Greene	2291 SW Jay AVE
	Rose	25-00548	Seydou Kindou	1944 SW Breezeway ST
	Rose	25-00648	Hercus Louis, Linda Herisse & Guerby Gracien	2281 SW Savage BLVD
	Rose	25-06373	Yoeldis Socarras Gutierrez	2418 SW Santana AVE
	Wise	25-00703	Andrew G Rosas	1649 SW Taurus LN
	Wise	25-01475	Sasha Nicole Noble	1581 SE Sutton ST
	Wise	25-04166	Mary E Custer	568 SW Carter AVE
	Wise	25-05290	Christopher Nolan	1898 SW Brisbane ST

Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
41	Bender	25-07215	Sabrinat St Hilaire & Robenson St Hilaire	5259 NW North Delwood DR
42	Gomez	24-17042	Adam Prescott Kinloch	2170 SE Glenrock TER
43	Gomez	25-04588	Diana Collins (EST)	2302 SE Leithgow ST
44	Peco	24-02502	Antonin C Dvorak & Kylee Dvorak	2252 SE Flanders RD
45	Peco	25-08275	Novelette Holness & Knottalee Knott	1126 SE Mcfarlane AVE
46	Pierre	24-19078	Ofelia Lashay Sotolono & Kevin Bautista	289 SW Elderberry DR
47	Pierre	24-19491	Jo Chalson	4180 SW Webb St
48	Pierre	24-19786	Luis Perez	632 SE Clifton LN
49	Pierre	25-06486	Joseph G Thomas	890 SE Walters TER
50	Rose	24-18035	Virginia D Greene	2291 SW Jay AVE
51	Rose	25-00648	Hercus Louis, Linda Herisse & Guerby Gracien	2281 SW Savage BLVD
52	Wise	25-00703	Andrew G Rosas	1649 SW Taurus LN
53	Wise	25-01475	Sasha Nicole Noble	1581 SE Sutton ST
54	Wise	25-04166	Mary E Custer	568 SW Carter AVE
55	Wise	25-05290	Christopher Nolan	1898 SW Brisbane ST



Agenda Summary

2025-772

Agenda Date: 8/20/2025

Agenda Item No.: 11.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	25-02199	Daniel D Patria (EST) & Patricia Patria	461 NW Marion AVE
	Bender	25-07413	Ricardo Aurelio Melendez Guerrero	401 NW Lincoln AVE
	Wise	25-03361	Albert Russo	111 SW Chapman AVE
	Pierre	25-05134	David C Estus & Judy L Estus	1402 SE Navajo LN

Next Magistrate Hearing – August 27, 2025 SM Pelletier

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

Certification of Fines Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
56	Bender	25-02199	Daniel D Patria (EST) & Patricia Patria	461 NW Marion AVE
57	Bender	25-07413	Ricardo Aurelio Melendez Guerrero	401 NW Lincoln AVE
58	Pierre	25-05134	David C Estus & Judy L Estus	1402 SE Navajo LN
59	Wise	25-03361	Albert Russo	111 SW Chapman AVE

Next Magistrate Hearing – August 27, 2025 SM Pelletier

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



Agenda Summary

2025-809

Agenda Date: 8/20/2025

Agenda Item No.: 12.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
1	Rojas	22-30365-BL	Bayshore Petro Inc	1714 SW Bayshore Blvd



Agenda Summary

2025-810

Agenda Date: 8/20/2025

Agenda Item No.: 13.a

Placement: New Business

Action Requested: Motion / Vote

Hear Vacate 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 to vacate liens presented.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Approves to vacate liens presented.
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.

Vacate Requests

#	Specialist	Case No.	Respondent(s)	Respondent Address
2	Rojas	00-BL-0041	Joseph Duncan and Kathleen Duncan	1301 SE Elyton
3	Rojas	02-OL-0022	Joseph Scrima	2121 SE Bowie St
4	Rojas	02-OL-0033	William McLaughlin	737 Autumn Terr
5	Rojas	03-OL-0009	Duane Bacchus and Omar Chandradatt	476 SW Delores Ave