

City of Port St. Lucie

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



Meeting Agenda

Wednesday, October 16, 2024

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**
 - 4.a Hear Approval of Minutes for 2/28/2024 (Bldg) Cases and Approve the Staff Recommendation [2024-1035](#)
 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 [2024-1036](#)
 9. **Code Violations Special Requests**
 - 9.a Hear Code Violations Special Requests Cases and Approve the Staff Recommendation [2024-1037](#)
 10. **Certification of Fines**
 - 10.a Hear Certification of Fines Cases and Approve the Staff Recommendation [2024-1038](#)
 11. **Certification of Fines Special Requests**
 - 11.a Hear Certification of Fines Special Requests Cases and Approve the Staff Recommendation [2024-1039](#)
 12. **How Parties are Notified**
 13. **Introduction of Cases Without Parties Present**
 14. **Public to be Heard**
 15. **Adjourn**
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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

2024-1035

Agenda Date: 10/16/2024

Agenda Item No.: 4.a

Placement: New Business

Action Requested: Motion / Vote

Hear Approval of Minutes for 2/28/2024 (Bldg) 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 Approve previous Magistrate hearing minutes.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Approve previous Magistrate hearing minutes.
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.

City of Port St. Lucie

Special Magistrate Hearing

Meeting Minutes - Draft

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

Wednesday, February 28, 2024

9:00 AM

City Hall, Council Chambers

1. Meeting Called to Order

A SPECIAL MAGISTRATE HEARING of the City of Port St. Lucie was called to order by Special Magistrate Robert Makemson on February 28, 2024, at 9:00 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Robert Makemson, Special Magistrate
Krystle Douglas, Contractor Licensing Coordinator
Jennifer Sayre, Licensing Investigator
James LaPonza, Licensing Investigator
Evelyn Rojas, Finance/Liens
Daisy Ruiz, Deputy City Clerk

2. Pledge of Allegiance

The Special Magistrate led the assembly in reciting the Pledge of Allegiance.

3. Swearing in Code Specialist and/or Building Investigators

The Deputy City Clerk administered the Oath of Testimony to the Building Investigators/City Staff.

4. Approval of Minutes

4.a

[2024-208](#)

The Special Magistrate approved the minutes of the June 28, 2023 Special Magistrate Hearing and November 18, 2023 Special Magistrate Hearing.

This Minutes item was Approved.

5. Late Abatements and/or Postponements

6. Approval of Agenda

The Special Magistrate approved the agenda as submitted.

(Clerk's Note: At this time Special Magistrate requested to hear Item 10.a Modification & Vacate Cases and Approve the Staff Recommendation.)

This item was Approved.

7. Introduction of Cases

Contractor Licensing Coordinator Douglas announced the cases that were postponed: 23-30716, 23-31108, 23-31097, 23-31099, 23-30995, 23-31040, 23-31092, 23-31126, 23-31127 and 23-31041. She announced that the following cases were late abatements: 23-31111 and 23-31063.

8. Violation/Compliance Cases

8.a Hear Violation/Compliance Cases and Approve the Staff [2024-189](#) Recommendation

15. SAYRE CASE NO. 23-31088 1592 SE VILLAGE GREEN DR SUITE D

Licensing Investigator Jennifer Sayre stated she had been previously sworn.

The Deputy City Clerk administered the Oath of Testimony to Chris Jandro, 1644 SE Village Green Drive.

Investigator Sayre read the case presentation and staff's recommendations into the record. She indicated that she spoke to Mr. Jandro and he indicated he needed additional time.

The Special Magistrate asked Mr. Jandro what his relationship with the property was, to which Mr. Jandro explained he was the representative for the owner. He added that he was the property manager. Mr. Jandro stated there were discrepancies as to what the violations were. The Special Magistrate asked what Mr. Jandro had to do to comply, to which Investigator Sayre stated that the commercial interior needed to be updated with the Site Plan. The Special Magistrate inquired about how long that would take, to which Investigator Sayre stated the Respondent would need at least 60 days. Investigator Sayre requested a 90-day extension. The Special Magistrate rescheduled today's hearing to May 22, 2024.

This New Business item was Presented.

9. Certification of Fines/Lien Cases

9.a Hear Certification of Fines/Lien Cases and Approve the Staff [2024-190](#) Recommendation

23. FIGUR CASE NO. 23-30560 1816 & 1814 SW BILTMORE ST

The Deputy City Clerk administered the Oath of Testimony to the Laura Shevlin and Aron Shevlin, 1816 & 1814 SW Biltmore Street and to Ronald Kirchman, Kirchman Construction, 1241 Southeast Indian Street #108, Stuart, Florida.

The Special Magistrate disclosed he knew Mr. Shevlin but has had no communication with him since the last Special Magistrate hearing. He inquired if there were any objections with him presiding over this matter. The City noted they had no objection to

moving forward with today's hearing.

Licensing Investigator Jennifer Sayre read the Case Presentation and Staff's recommendation into the record on behalf of Investigator Scott Figur. The Special Magistrate inquired if there was any objection regarding compliance obtained, to which Mr. Kirchman stated that compliance had not yet been obtained and explained the situation.

The Special Magistrate inquired how long it would take for the Respondent to comply with the violation, to which Mr. Kirchman indicated it could take 60 to 90 days. Investigator Sayre had no objection to the 60-day extension.

Mr. Kirchman requested a 90-day extension. The Special Magistrate asked if this case posed a hazard for public safety, to which Investigator Sayre responded she did not know as she was presenting on behalf of Investigator Figur. Mr. Kirchman stated there was no public hazard. The Special Magistrate inquired if there was an insurance issue last time they were before him, to which Mr. Shevlin responded in the affirmative. The Special Magistrate granted a 90-day continuation and rescheduled the hearing for May 22, 2024.

25. LAPONZA CASE NO. 21-28996 140 SE RIO ANGELICA

The Deputy City Clerk administered the Oath of Testimony to Albert Moore, 130 South Indian River Drive, Suite 202, Fort Pierce, Florida. He added that he represented the Property Owners Association where the above property is located.

The Respondents were not present at the time of this hearing.

Licensing Investigator James LaPonza noted he previously was sworn in, he read the Case Presentation and Staff's recommendation into the record. Investigator LaPonza presented the photos that were taken at the time of the inspection showing the subject property and violations.

Mr. Moore stated the pool was constructed without a permit and there were issues with the setback requirements. He explained the matter was currently being addressed in the Circuit Court.

The Special Magistrate found that compliance had not been achieved and ordered the certification of fine in the amount of \$50/day for each day the violation continues, not to exceed \$10,000 and assessed the administrative cost of \$510 for the investigation.

Deputy City Attorney Scott Spencer requested to put on the record how the Respondent was notified about today's hearing, to which Ms. Douglas explained that the Respondent was present at the November 15, 2023 Special Magistrate Hearing.

26. LAPONZA CASE NO. 22-30211 1013 SE HOLBROOK COURT A-6

Glen Willmeng appeared via Zoom. The Deputy City Clerk administered the Oath of Testimony via Zoom to Mr. Willmeng, 1013 SE Holbrook Court, A-6.

Licensing Investigator James LaPonza read the Case Presentation, Staff's recommendation into the record, and he presented the photos that were taken at the time of the inspection showing the subject property and violations.

Mr. Willmeng requested a 30-day extension. Investigator LaPonza noted that at the last Special Magistrate Hearing the Respondent was advised that would be the final continuance.

The Special Magistrate inquired if there was a public safety issue with the property, to which Investigator LaPonza responded in the affirmative. He added that this was a gymnastics center for children.

The Special Magistrate found that the Respondent did not comply with the previous order. He ordered that the Respondent pay the \$100/day, not to exceed \$10,000 and assessed the administrative cost in the amount of \$510 for the investigation.

This New Business item was Presented.

27. LAPONZA CASE NO. 22-30377 1605 SE PORT ST. LUCIE BOULEVARD #1633

The Deputy City Clerk administered the Oath of Testimony to Valerie Slack, Native Design Architecture and Sonia Skaggs, NAI Southcoast, owner of the property. She also administered the Oath to Daniel Morales, tenant of the property.

Licensing Investigator James LaPonza read the Case Presentation, Staff's recommendation into the record, and he presented the photos that were taken at the time of the inspection showing the subject property and violations.

Ms. Slack provided an explanation regarding this case. She stated that they are currently waiting on the Fire Department and that they would require a 60-day extension. The Special Magistrate granted a 60-day extension and rescheduled the matter to April 24, 2024 Special Magistrate Hearing.

28. LAPONZA CASE NO. 23-30603 6501 NW WORSHIP CENTER LANDING

The Deputy City Clerk administered the Oath of Testimony to Jerry Green, 6501 St. James Drive.

Licensing Investigator James LaPonza read the Case Presentation, Staff's recommendation into the record, and he presented the photos that were taken at the time of the inspection showing the subject property and violations.

The Special Magistrate inquired if there would be an objection to granting a continuance, to which Investigator LaPonza agreed to a 60-day extension. The Special Magistrate rescheduled this case for the April 24, 2024 Special Magistrate Hearing.

30. LAPONZA CASE NO. 23-30843 1010 SE PORT ST. LUCIE BOULEVARD

The Deputy City Clerk administered the Oath of Testimony to Sonia Skaggs, NAI Southcoast, Geiger Properties South Florida and Evan Moss, SCP Construction.

Licensing Investigator James LaPonza read the Case Presentation, Staff's recommendation into the record, and he presented the photos that were taken at the time of the inspection showing the subject property and violations. Investigator LaPonza stated the permit submitted had been denied.

The Special Magistrate inquired as to why the permit had been denied, to which Investigator LaPonza stated the applicant needed additional information that was not provided with the application. Investigator LaPonza indicated that they applied for a new permit on the 15th of February. Mr. Moss indicated that they applied for the permit in the beginning of January and plan review requested to add an HVAC plan so they had to have the engineer add the HVAC Plan.

Mr. Moss requested a 90-day extension. The Special Magistrate asked if the case was a public safety issue, to which Investigator LaPonza responded in the affirmative. Investigator LaPonza stated he agreed with a 60-day extension. The Special Magistrate rescheduled this case until April 24, 2024, Special Magistrate Hearing.

32. LAPONZA CASE NO. 23-31046 8860 S US HIGHWAY 1

The Deputy City Clerk administered the Oath of Testimony to Jeseira Silveira who identified herself as the property owner's permit expeditor. She indicated that she had a signed power of attorney on behalf of the Respondent.

Licensing Investigator James LaPonza read the Case Presentation, Staff's recommendation into the record, and he presented the photos that were taken at the time of the inspection showing the subject property and violations.

The Special Magistrate inquired if the electrical work was done without a permit, to which Investigator LaPonza responded in the affirmative. He asked who completed the electrical work, to which Ms. Silveira stated she was recently hired by the owner and did not know who did the work. She explained that he had since then hired a new General Contractor and architect last week and noted that they needed an extension. Ms. Silveira requested a 90-day extension. The Special Magistrate asked Investigator LaPonza if he knew what contractor completed the previous electrical work, to which he responded in the negative.

The Special Magistrate asked if there was a public safety hazard with this case, to which Investigator LaPonza responded in the affirmative. Investigator LaPonza explained there was additional work done at the warehouse area and the entire floor plan and building had changed. He moved to recommend that the Special Magistrate certify the fine and once compliance is met the Respondent can submit for a lien modification.

Investigator LaPonza explained the lien modification application to Ms. Silveira.

Ms. Silveira asked for a 60-day extension to apply for a permit. Investigator LaPonza did not agree with the request.

The Special Magistrate inquired if lien modifications were common, to which Investigator LaPonza responded in the affirmative.

The Special Magistrate stated that he would not grant an extension on this matter. The Special Magistrate certified the fine and ordered the Respondent to pay a fine in the amount of \$100/day not to exceed \$10,000 and assessed the cost of investigation in the amount of \$510.

The Special Magistrate advised that the Respondent could submit a lien modification application once compliance was reached.

33. LAPONZA CASE NO. 23-30989 1332 SW CREST AVENUE

The Deputy City Clerk administered the Oath of Testimony to Ricardo Portes, 1332 SW Crest Avenue. The Special Magistrate asked Mr. Portes if he was the owner of the property, to which he responded in the negative.

Licensing Investigator Jennifer Sayre confirmed Mr. Portes was not the owner and read the Case Presentation and Staff's recommendation into the record. She presented the photos that were taken at the time of the inspection showing the subject property and violations.

The Special Magistrate asked Mr. Portes, the tenant, what right he had to address the issue. He inquired if the property owner allowed him to be present on their behalf. Mr. Portes advised he had a contractor working on the case. The Special Magistrate asked Mr. Portes if he installed the pool, to which he responded in the affirmative. Mr. Portes indicated he installed the pool 7 years ago and thought it was okay.

The Contractor Licensing Coordinator indicated she spoke to the homeowner and the contractor prior to the hearing. She stated that there were additional items that were needed for the permit submittal. The Contractor Licensing Coordinator indicated that the owner needed to register to upload the information.

The Special Magistrate inquired where the owner was, to which Mr. Portes explained the owner was not in Florida. He asked if the owner knew that Mr. Portes installed the pool, to which he responded in the affirmative. Mr. Portes explained that the owner knew he installed

the pool and maintains the home. The Special Magistrate inquired if Mr. Portes had a request, to which he stated he needed 2 or 3 days. The Contractor Licensing Coordinator stated the contractor needed to register and needed correct paperwork for him to apply for a permit. The Special Magistrate asked if this case posed a public safety hazard, to which Investigator Sayre responded in the affirmative and noted that the pool sits underneath the powerlines.

The Special Magistrate asked what the City's position was as to Mr. Portes' request, to which Investigator Sayre stated that based on the location the pool needed to be removed. The Special Magistrate inquired if the location would not be approved, to which she responded in the affirmative due to the powerlines.

The Special Magistrate asked what the process was to remove the unpermitted pool, to which Investigator Sayre noted that Mr. Portes would have to remove it and call the City to confirm it had been removed. The Special Magistrate inquired if the pool was not removed, what the City could do, to which Attorney Scott indicated that they would bring the case before the Special Magistrate Hearing and have a lien placed on the property and possibly abate the violation.

The Contractor Licensing Coordinator recommended that the pool be removed as the pool was not properly placed due to the powerlines and the improper setbacks. The Special Magistrate noted there were two issues with the pool placement. Investigator LaPonza recommended that the pool be removed, he added that the homeowner can submit a request for a permit and proper placement for the pool.

The Special Magistrate certified the fine and ordered the Respondent to pay a fine in the amount of \$25/day not to exceed \$2,500 and assessed costs of the investigation in the amount of \$195.

The Special Magistrate advised Mr. Portes to remove the pool until the permit has been issued with the proper setbacks and location. He stated that the fine would end once the Building Department confirms the pool has been removed.

(Clerk's note: The Special Magistrate moved to Item 11. How Parties are Notified.)

10. Modification & Vacate Cases

10.a Hear Modification & Vacate Cases and Approve the Staff Recommendation

[2024-205](#)

Evelyn Rojas, Lien Services Department, stated that the Modification requests on today's agenda, Case Number 21-01474, 21-06473, 22-00528, 22-03234, 22-08194, 23-07163, 20-05195 and 23-02853 were heard as a matter of City Policy and mandated by Florida Statute. She explained that the City Council held the liens and were considered assets of the City. Ms. Rojas indicated that per the City Ordinance the Special Magistrate had authority to modify the liens. The Special Magistrate stated he would approve the modification and sign the appropriate modification order.

(Clerk's Note: The Special Magistrate announced he would hear the cases with parties present next, Item 8.a.)

This New Business item was Presented.

11. How Parties are Notified

The Contractor Licensing Coordinator stated that a Notice of Hearing or Notice of the Certification of Fine was sent to the violator by Certified Mail Return Receipt Requested to the address listed in the Tax Collector's Office for tax notices or to the address listed in the County Property Appraiser's Database. If the green card was returned, it was placed in the file and was either signed, unsigned or unclaimed. Ten days before the hearing, an agenda was posted on the bulletin board in the lobby of Port St. Lucie City Hall. Also, a Notice of Hearing was posted on the property in question, along with an Affidavit of Posting, which included a copy of the notice posted and the date and places of its posting. If the certification card was not returned to the Building Department, then within ten days before the Hearing, posting was completed in the same manner as if the card was returned unclaimed as stated above. The photos shown at the hearing were kept and maintained as public records of the City of Port St. Lucie's Building Department.

12. Introduction of Cases Without Parties Present

The Contractor Licensing Coordinator read the cases without parties present:

Building Violations:

23-30891	1984 SW Biltmore St. Unit 110
23-31109	682 NE Newhall Lane
22-30417	613 SW Hillsboro Circle
23-30892	1984 SW Biltmore Street Unit 112
23-30529	2838 SW Port St. Lucie Boulevard
23-31007	429 NW Sheffield Drive
23-31100	385 NE Orchard Street
23-31125	1231 SW Bellevue Avenue

Certification of Fines:

22-30394	1740 SE Port St. Lucie Boulevard
22-30395	1742 SE Port St. Lucie Boulevard
23-30618	720 SW Ancona Road
23-30639	1532 SW Village Green Drive Unit G
23-30927	2690 SE Erickson Drive
23-31064	4512 SE Pine Valley Street
23-31065	4514 SE Pine Valley Street
23-31066	4516 SE Pine Valley Street
23-31067	4518 SE Pine Valley Street
23-31076	3600 SE Morningside Boulevard
23-31078	3500 SE Moningside Boulevard

23-31080 4500 SE Pine Valley Street

13. Public to be Heard

There were no comments from the public.

14. Adjourn

There being no further business, the meeting was adjourned at 10:26 a.m.

Daisy Ruiz, Deputy City Clerk



Agenda Summary

2024-1036

Agenda Date: 10/16/2024

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	24-05614	Imer Joel Aguiriano & Thania Margarita Ayala Aguiriano	472 SE Calmoso Dr
	Bender	24-08077	Eva Kurti	543 NW Azalea Ave
	Bender	24-08659	Jose Abraham Portillo Sorto & Ruth E Portillo Bonilla	762 SW Colleen Ave
	Bender	24-10927	Michelle M Sheperd, Edwin Henriquez-Garcia & Luz Schelmety-Henriquez	405 NE Midvale St
	Bender	24-11508	Julio Tinco-Canceco & Gabriela Torres Salazar	257 NE Brunson CT
	Bender	24-13107	Armand Ivanstmen LLC	345 NE Midfield Ln
	Bender	24-13242	Dominique Borno	416 SE Calmoso Dr
	Bender	24-14343	Beethoven Vassor & Georgina Ceno	997 SW Curtis St
	Bender	24-14729	Isidoro Cedillo & Luis Manuel Cedillo	566 NW Fairfax Ave
	Herzog	24-07182	James K Bradley & Marilyn R Benedetti	2842 SE Bakersfield St
	Herzog	24-08432	Iris Vandentoorn & Albert O Vandentoorn	2888 SE Ginza St
	Herzog	24-12734	Hernan G Ortiz & Mery O Ortiz	5561 NW Mecca Ct
	Herzog	24-12852	Brenda Rice	1841 SE Elkhart Ter
	Herzog	24-13334	Francis Matijevich	5773 NW Cotton Dr
	Herzog	24-14206	Kirk Taylor	5350 NW Milner Dr
	Kashatus	23-05945	Lee Crocco	741 SE Atlantus Ave
	Kashatus	24-12183	Mohammad M Hussain & Roobia S Hussain	1317 SE Laconia Ln
	Kashatus	24-12257	Anthony Caldero	281 SE Walsh Ter
	Kashatus	24-12265	Dennis Mecca	1642 SE Mariner Ln

	Kashatus	24-12269	Johnny J DiBello	1898 SE Fallon Dr
	Kashatus	24-13095	Cristopher Agosto & Augustus Haynes	1337 SE Floresta Dr
	Kashatus	24-13188	Joanne E Blizzard (TR)	782 SE Breakwater Ave
	Kashatus	24-13763	Faniel Boyuer	1538 SE Clearbrook St
	Kashatus	24-13879	Ernest R Robichaud & John R Robichaud	160 SE Juper Ave
	Kashatus	24-14196	Ricardo Watson & Samantha Ming-Watson	656 SE Starfish Ave
	Kashatus	24-14401	Luis E Rodriquez	710 SE Whitmore Dr
	Kashatus	24-14495	Lyle Hawkins & Jennifer Hawkins	1714 SE Clearmont St
	Kashatus	24-14902	Joan T Bischoff Hanna	755 SE Albatross Ave
	Kashatus	24-14905	Joan T Hanna-Bischoff	761 SE Albatross Ave
	Kashatus	24-15102	American Home 4 Rent Properties Six LLC	502 SE Walters Ter
	Kashatus	24-15353	Jamie K Gelter	214 SE Duval Ave
	Mendoza	24-03036	Lauren Quintero & Norma Quintero	597 NW Fairfax Ave
	Mendoza	24-12443	Catherine H Bacchus	342 SW Carter Ave
	Mendoza	24-12985	Alto Asset Company 2 LLC	456 SW Molloy St
	Mendoza	24-13867	Greggory Steinbach & Desiree Lynn Nettleton	237 SW Starfish Ave
	Mendoza	24-15057	Daniel Bencomo & Daymi Bencomo-Fleming	2074 SW Brisbane St
	Pierre	24-09826	Jo Chalson	4180 SW Webb St
	Pierre	24-13730	William Paul Byrnes & Mari Kay Byrnes	111 SW Gettyburg Dr
	Polanco	24-12055	Benigno Diaz & Erin E Diaz	2366 SE Luau Ave
	Polanco	24-12638	Wayne Morse	2470 SE Toledo Ave
	Polanco	24-13010	Maria Goris (TR)	1949 SE Mandrake Cir
	Polanco	24-13019	Marc E Bergerman	2377 SE Longhorn Ave
	Polanco	24-13158	Kathleen J Tynan	1414 SE Marisol Ln

	Polanco	24-13587	Micheal S Kohan	1509 SE Belcrest St
	Polanco	24-15129	Peter Azzara (EST)	1912 SE Mandrake Cir



Agenda Summary

2024-1037

Agenda Date: 10/16/2024

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	24-14056	Sherry Hansen (EST) & Dennis C Hansen	673 NE Horizon Ln
	Pierre	24-14449	Courtney Dre Alston	516 SE Felix Ave



Agenda Summary

2024-1038

Agenda Date: 10/16/2024

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.

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Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Herzog	24-11623	Jacky Dorema & Gerone Dorema	6477 NW Groveland Ter
	Kashatus	24-08293	Sergio Fernandes & Maria L Fernandes	421 SE Thanksgiving Ave
	Kashatus	24-08687	Robson Albuquerque & Nagila G Alburquerque	873 SE Damask Ave
	Kashatus	24-08798	Mykerline Bonhomme & Fidel Occene	601 SE Starflower Ave
	Kashatus	24-11242	Carolyn H Ellis (EST)	1781 SE Fairfield St
	Mendoza	23-17548	Robert C Dibartolo & Pamela S Dibartolo	199 SW Chapman Ave
	Mendoza	24-09136	Brianna Krampetz & Isaiah Burdon	2181 SW Kail St
	Mendoza	24-10742	Christopher Nolan	1898 SW Brisbane St
	Mendoza	24-13862	Marceau J Fatal & Marie Y Fatel	1658 SE Harp Ln
	Pierre	24-08867	Felix R Di Higo & Paulette Di Higo	176 SW Paar Dr
	Polanco	24-09265	Gonzalo Perez & Esperanza S Perez	2299 SE Braddock St



Agenda Summary

2024-1039

Agenda Date: 10/16/2024

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
	Mendoza	24-09021	Whitney Lehman	293 SW Pagoda Ter

Next Magistrate Hearing – October 23rd, 2024 SM Claudette Pelletier

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