

City of Port St. Lucie

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



Meeting Agenda

Wednesday, August 5, 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**
 - 4.a Hear Approval of Minutes for 5/13/2026, 5/20/2026, 6/3/2026 and 6/17/2026 Cases and Approve the Staff Recommendation [2026-701](#)
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 [2026-702](#)
9. **Code Violations Special Requests**
 - 9.a Hear Code Violations Special Requests Cases and Approve the Staff Recommendation [2026-703](#)
10. **Certification of Fines**
 - 10.a Hear Certification of Fines Cases and Approve the Staff Recommendation [2026-704](#)
11. **Certification of Fines Special Requests**
 - 11.a Hear Certification of Fines Special Requests Cases and Approve the Staff Recommendation [2026-705](#)
12. **Modification Requests**
 - 12.a Hear Modifications Request Cases and Approve the Staff Recommendation [2026-707](#)

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

2026-701

Agenda Date: 8/5/2026

Agenda Item No.: 4.a

Placement: Approval of Minutes

Action Requested: Motion / Vote

Hear Approval of Minutes for 5/13/2026, 5/20/2026, 6/3/2026 and 6/17/2026 Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Special Projects 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 Special Magistrate hearing minutes.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Approve previous Special 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

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

Wednesday, May 13, 2026

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 Keith Davis at 9:03 AM on May 13, 2026, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Keith Davis, Special Magistrate
Anastatia Diaz, Code Compliance Officer
Roque Gomez, Code Compliance Officer
Tyler Herzog, Code Compliance Officer
Melissa Huckstable, Code Compliance Officer
Miguel Mendoza, Code Compliance Officer
Sarah Peco, Code Compliance Officer
Mathew Williams, Code Compliance Officer
Wesley Armstrong, Neighborhood Services
Sara Brown, Neighborhood Services
Shanna Donleavy, Deputy City Clerk

2. Pledge of Allegiance

Special Magistrate Davis 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 City staff.

4. Approval of Minutes

4.a Hear Approval of Minutes for 2/11/2026, 3/11/2026 and
3/18/2026 Cases and Approve the Staff Recommendation

[2026-436](#)

Special Magistrate Davis approved the minutes of the 2/11/2026,
3/11/2026, and 3/18/2026 Special Magistrate Hearings.

5. Late Abatements and/or Postponements

Sara Brown, Neighborhood Services, indicated there were no late abatements or postponements.

6. Approval of Agenda

Special Magistrate Davis approved the agenda as published.

7. Introduction of Cases

8. Solid Waste Certification of Fines

- 8.a** Hear Solid Waste Certification of Fines Cases and Approve the Staff Recommendation

[2026-438](#)

Sara Brown, Neighborhood Services, indicated no one was present for the Solid Waste cases and read the cases into the record:

#26-00686 - 1165 SW Sudder Ave
#26-01837 - 681 SW McCoy Ave
#26-02146 - 410 SW Kentwood Rd

Ms. Brown read the following into the record: A Notice of Hearing or Notice of 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, the 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 Office of Solid Waste within ten days before the Hearing, posting is completed in the same manner as if the card was returned unclaimed as stated above. Photos shown at today's hearing are kept and maintained as public records of the City of Port St. Lucie's Office of Solid Waste.

Special Magistrate Davis found proper notice and stated he will sign the appropriate orders for these cases.

9. Vacate Requests

- 9.a** Hear Vacate Requests Cases and Approve the Staff Recommendation

[2026-440](#)

#4. ARMSTRONG / CASE NO. 25-12397 / 2602 SW MONTERREY LN

Regarding the joint motion to vacate, Wesley Armstrong, Neighborhood Services, indicated the City has entered into an agreement with the Respondent to vacate the violation hearing order, as there is no longer an active or open case related to the property. He stated the violation is considered null, void, and with no legal effect; the violation will not be

referenced as a prior or repeat violation in any future enforcement action and there will be no lien, fine, or monetary penalty associated to this violation; and the City Attorney's office has reviewed and agreed to this vacate request.

Mr. Armstrong noted no one was in attendance on behalf of the Respondent.

Special Magistrate Davis stated the joint motion is fully executed and he will sign the order to vacate as requested.

10. Code Violations

10.a Hear Code Violations Cases and Approve the Staff Recommendation

[2026-441](#)

#8. GOMEZ / CASE NO. 26-03824 / 2043 SE BERKSHIRE BLVD

Code Compliance Officer Roque Gomez stated he was previously sworn. He read the Case Presentation and Staff's recommendations into the record. He presented photos taken at the time of the inspections and reviewed the status of the violations.

The Deputy City Clerk swore in Respondent Michelle Thew, who stated her property was now in compliance and she objected to the enforcement action pursuant to the 14th Amendment. She explained the parts on the trailer are for the lawnmower that is being repaired. Code Compliance Officer Gomez stated everything had to be removed from the trailer and discussed open versus closed trailers. He requested the next inspection remain as May 21, 2026.

Special Magistrate Davis stated the City has proper notice and the property remains in violation as cited. He set a compliance date of May 27, 2026, and indicated the City can re-notice the case if needed.

(Clerk's Note: Violation Cases No. 9 and No. 5 were heard after Violation Special Request Case No. 18.)

#9. HUCKSTABLE / CASE NO. 26-03966 / 332 NW DORCHESTER ST

Code Compliance Officer Melissa Huckstable stated she was previously sworn. She read the Case Presentation and Staff's recommendations into the record. She presented photos taken at the time of the inspections and reviewed the status of the violations. Wesley Armstrong, Neighborhood Services, noted and discussed the Ordinance supporting the violations.

The Deputy City Clerk swore in Respondent Keith Arrindell, who explained a gentleman lives in one of the rooms and the dogs stay in the garage.

Special Magistrate Davis stated the garage is non-habitable space and cannot be used as a bedroom under the Code.

Code Compliance Officer Huckstable explained the City was never contacted to perform a follow-up inspection as indicated by the Respondent. Code Compliance Officer Huckstable stated when she spoke to one of the tenants, she was informed that a gentleman was staying in the garage with his dogs.

Mr. Armstrong stated the Property Appraiser has the home listed as a 3 bed/2 bath, to which the Respondent denied and stated the home is a 4 bed/3 bath.

Special Magistrate Davis found the City to have proper notice. He stated that based on the testimony heard today, the property remains in violation. Special Magistrate Davis granted the relief requested by the City, which requires compliance by May 20, 2026, and stated the City will need to re-inspect the home to confirm compliance. He indicated the City can re-notice this case for further proceedings if the violations remain and stated he will sign the order.

#5. DIAZ / CASE NO. 26-01936 / 1795 NW ST LUCIE WEST BLVD

Code Compliance Officer Anastatia Diaz stated she was previously sworn. She read the Case Presentation and Staff's recommendations into the record. She presented photos taken at the time of the inspections and reviewed the status of the violations.

The Deputy City Clerk swore in Respondent Brad Moore, who requested an extension of 90 days and stated he did not disagree with the violations. He explained the site is being remodeled and the violations are being addressed.

Wesley Armstrong, Neighbor Services, inquired as to when the plans would be submitted to the City, to which Respondent Moore indicated they would be submitting their plans within the next 60 days. Mr. Armstrong suggested an extension of 120 days and stated the City would work with the Respondent on the timeframe moving forward.

Special Magistrate Davis found proper notice and stated the property remains in violation as cited, based on the evidence and testimony. He set

a compliance date of September 18, 2026. Special Magistrate Davis stated the City can bring the case back and re-notice the hearing if need be.

11. Code Violations Special Requests

11.a Hear Code Violations Special Requests Cases and Approve the Staff Recommendation

[2026-442](#)

#18. HERZOG / CASE NO. 26-04504 / 2044 SW MCALLISTER LN

Code Compliance Officer Tyler Herzog stated he was previously sworn. He read the Case Presentation and Staff's recommendations into the record. He presented photos taken at the time of the inspections and discussed the status of the violations.

The Deputy City Clerk swore in Respondent Ethan Patterson, who stated he was Mary Clarke's son. He indicated the driveway will be finished and the cars will be removed when the individual moves out. Respondent Patterson stated he would fix the pool enclosure and that he did not know what his mother wanted to do with the fence. He indicated his mother was requesting an extension.

Special Magistrate Davis stated he would not provide additional compliance time for the pool. For the record, Wesley Armstrong, Neighborhood Services, indicated the screen enclosure needs to be repaired for compliance, as the fence is not permitted as a pool barrier.

Special Magistrate Davis granted the relief requested by the City for the pool, which is required to be in compliance by tomorrow, and authorized the City to abate the pool violation if it remains.

Special Magistrate Davis stated the City has proper notice and the property remains in violation as cited. He indicated the violation for the unsecured pool constitutes a threat to the public health, safety, and welfare, and set a compliance date of May 14, 2026. If the pool is not in compliance by this date, Special Magistrate Davis authorized the City to enter the property to abate the violation and assess the cost.

Special Magistrate Davis set a compliance date of June 12, 2026, for the remaining violations and advised the Respondent to stay in contact with the City to verify compliance. Special Magistrate Davis stated the City can re-notice the hearing, if the case needs to be brought back.

(Clerk's Note: Violation Special Request Case No. 19 was heard after Violation Case No. 5.)

#19. HUCKSTABLE / CASE NO. 26-02883 / 634 SW BOLIN CT

Code Compliance Officer Melissa Huckstable stated she was previously sworn. She read the Case Presentation and Staff's recommendations into the record. She presented photos taken at the time of the inspections and reviewed the status of the violations.

The Deputy City Clerk swore in Respondent Victor Silva Esposito, who stated he agreed with the violations and extension of May 31, 2026.

Special Magistrate Davis found the City to have proper notice. He stated based on the evidence the property remains in violation as cited and set a compliance date of June 1, 2026. Special Magistrate Davis indicated if the property remains in violation, the City can re-notice the case for further proceedings.

#15. GOMEZ / CASE NO. 26-03299 / 1837 SE BALLETO ST

Code Compliance Officer Roque Gomez stated he was previously sworn. He read the Case Presentation and Staff's recommendations into the record. Code Compliance Officer Gomez presented photos taken at the time of the inspections and reviewed the status of the violations. He stated there has been no contact with the resident.

Special Magistrate Davis stated the Respondent is not present. However, the City has proper notice and with the documents contained in the file. Based on the testimony and evidence, he found the property remains in violation as cited. Special Magistrate Davis stated the high grass & weeds and overgrowth constitute a threat to the public health, safety, and welfare. He granted all the relief requested by the City, including the May 20, 2026, compliance date. If the property remains in violation, Special Magistrate Davis authorized the City to enter the property and abate the health, safety, and welfare violations and assess the costs.

#16. GOMEZ / CASE NO. 26-03604 / 2322 SE MASLAN AVE

Code Compliance Officer Roque Gomez stated he was previously sworn. He read the Case Presentation and Staff's recommendations into the record. He presented photos taken at the time of the inspections and reviewed the status of the violations.

Special Magistrate Davis stated the Respondent is not present and the City has proper notice with the documents contained in the file. Based on

the evidence, he found the property remains in violation as cited and constitutes a threat to the public health, safety, and welfare. Special Magistrate Davis granted all the relief requested by the City, including the May 20, 2026, compliance date. If the property remains in violation, Special Magistrate Davis authorized the City to enter the property to abate the violation and assess the costs.

#17. GOMEZ / CASE NO. 26-04593 / 1791 SE RIDGEWOOD ST

Code Compliance Officer Roque Gomez stated he was previously sworn. He read the Case Presentation and Staff's recommendations into the record. He presented photos taken at the time of the inspections and reviewed the status of the violations.

Special Magistrate Davis stated the Respondent is not present and the City has proper notice with the documents contained in the file. Based on the testimony and evidence, he found the property remains in violation as cited and constitutes a threat to the public health, safety, and welfare. Special Magistrate Davis granted all the relief requested by the City, including the May 20, 2026, compliance date. If the property remains in violation, he authorized the City to enter the property to abate the violation and assess the costs.

#20. MENDOZA / CASE NO. 26-05794 / 2241 SE MANOR AVE

Code Compliance Officer Miguel Mendoza read the Case Presentation and Staff's recommendations into the record. He presented photos taken at the time of the inspections and reviewed the status of the violations. He stated he has not been in contact with anyone.

Special Magistrate Davis stated the Respondent is not present and the City has proper notice with the documents contained in the file. Based on the testimony and evidence, he found the property remains in violation as cited and constitutes a threat to the public health, safety, and welfare. Special Magistrate Davis granted all the relief requested by the City, including the May 20, 2026, compliance date. If the property remains in violation, Special Magistrate Davis authorized the City to enter the property to abate the violation and assess the costs.

#21. PECO / CASE NO. 26-05159 / 332 SE MAJESTIC TER

Code Compliance Officer Sarah Peco read the Case Presentation and Staff's recommendations into the record. She presented photos taken at the time of the inspections and reviewed the status of the violations.

Special Magistrate Davis stated the Respondent is not present and the City has proper notice with the documents contained in the file. Based on the evidence, he found the property remains in violation as cited and constitutes a threat to the public health, safety, and welfare. Special Magistrate Davis granted all the relief requested by the City, including the May 20, 2026, compliance date. If the property remains in violation, Special Magistrate Davis authorized the City to enter the property to abate the violation and assess the costs.

#22. WILLIAMS / CASE NO. 26-02471 / 0 SW BILTMORE ST - PARCEL ID #3420-560-2256-000-3

Code Compliance Officer Matthew Williams read the Case Presentation and Staff's recommendations into the record. He presented photos taken at the time of the inspections and reviewed the status of the violations.

Wesley Armstrong, Neighborhood Services, explained this property is located in the industrial area within the City of Port St. Lucie. He indicated several parcels are associated to this property and the subject property is the drainage retention area for four buildings. Mr. Armstrong stated the original owner maintained control of the retention area but has not maintained it.

Special Magistrate Davis stated the Respondent is not present and the City has proper notice with the documents contained in the file. Based on the testimony and evidence, he found the property remains in violation as cited and constitutes a threat to the public health, safety, and welfare.

Special Magistrate Davis granted all the relief requested by the City, including the May 20, 2026, compliance date. If the property remains in violation, Special Magistrate Davis authorized the City to enter the property to abate the health, safety, and welfare violations and assess the costs.

12. Vacant Lot Violations

- 12.a** Hear Vacant Lot Violations Cases and Approve the Staff Recommendation

[2026-443](#)

There were no Vacant Lot Violations Cases to be heard.

13. Certification of Fines

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

[2026-444](#)

There were no Certification of Fines Cases to be heard.

14. Certification of Fines Special Requests

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

[2026-445](#)

There were no Certification of Fines Special Requests Cases to be heard.

15. Vacant Lot Certification of Fines

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

[2026-446](#)

There were no Vacant Lot Certification of Fines Cases to be heard.

16. How Parties are Notified

Sara Brown, Neighborhood Services, read the following into the record: A Notice of Hearing or Notice of 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, the 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 Neighborhood Services Department within ten days before the Hearing, posting is completed in the same manner as if the card was returned unclaimed as stated above. Photos shown at today's hearing are kept and maintained as public records of the City of Port St. Lucie's Neighborhood Services Department.

17. Introduction of Cases Without Parties Present

Wesley Armstrong, Neighborhood Services, read the following into the record: Regarding the following cases entered into public record, our Code Compliance Officers inspected the properties and found violations do exist. A reasonable date for compliance was subsequently given, but upon reinspection it was confirmed that compliance was not achieved. A formal Notice of Hearing was issued for today's hearing and the respondent has failed to appear. The City requests that these cases be found in violation of their respective listed code sections and be given until May 20, 2026, to bring the property into compliance. Should compliance not be met, the City requests that a future hearing be scheduled to determine and impose an appropriate fine.

Sara Brown, Neighborhood Services, read the cases without parties present into the record:

#26-01904 - 3851 SW Port St. Lucie Blvd

#26-02412 - 2130 SW Hayworth Ave
#25-12923 - 1761 SW Cycle St
#25-17845 - 601 SW Sandbar Ter
#25-02978 - 166 SW Port St Lucie Blvd
#26-02672 - 934 SW Biltmore St
#26-04509 - 1126 SE McFarlane Ave

Mr. Armstrong read the following into the record: Regarding the following cases entered into public record, a violation hearing was held and a date of compliance was issued by the Special Magistrate. Upon reinspection by a Code Compliance Officer, it was determined that the compliance has not been achieved for the violations of the respective listed code sections of the Code. A formal Notice of Hearing was issued for today's hearing and the respondent has failed to appear. The City requests that the fines be certified and administrative costs be assessed and awarded to the City.

Ms. Brown read the following cases into the record:

#25-13936 - 1225 SE Port St. Lucie Blvd
#25-18159 - 149 NW Bayshore Blvd
#25-11318 - 189 SW Dalton Cir
#25-11440 - 1012 SW Jacqueline Ave

Special Magistrate Davis stated he would sign the appropriate orders for these cases.

18. Public to be Heard

There were no comments from the public.

19. Adjourn

There being no further business, the hearing was adjourned at 10:33 AM.

Shanna Donleavy, Deputy City Clerk

Typed by: Traci Mehl, Deputy City Clerk

City of Port St. Lucie

Special Magistrate Hearing

Meeting Minutes

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

Wednesday, May 20, 2026

9:00 AM

City Hall, Council Chambers

Addition of Item 10A

1. Meeting Called to Order

A SPECIAL MAGISTRATE HEARING of the City of Port St. Lucie was called to order by Special Magistrate Keith Davis Esq. on May 20, 2026, at 9:07 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Keith Davis Esq., Special Magistrate

James Laponza, Licensing Investigator

Jennifer Vannatter, Licensing Investigator

Daron Subryan, Licensing Investigator

Isa Alvarez, Building Department

Russell Ward, Deputy City Attorney (departed at 9:31 a.m.)

KeAndrea Davis, Deputy City Attorney (arrived at 9:31 a.m.)

Jasmin De Freese, Deputy City Clerk

2. Pledge of Allegiance

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

3. Swearing in Code Specialist and/or Building Investigators

The Deputy City Clerk administered the Oath of Testimony to the Licensing Investigators.

4. Approval of Minutes

4.a Approval of Hearing Minutes March 25th, 2026

[2026-386](#)

(Clerk's Note: The approval of the March 25, 2026 meetings were postponed to the July 15, 2026 agenda.)

5. Late Abatements and/or Postponements

Ms. Alvarez indicated that the following cases were postponed; 32387, 32356, 32379, 32279, and 32322.

Ms. Alvarez indicated that the following cases were abated; 32386, 32402, 32381, 32036, and 32293.

6. Approval of Agenda

The Special Magistrate approved the agenda, as published.

7. Introduction of Cases

8. Determine Violation

8.a Hear Case Presentations to Determine Violation of City Code
and Set Compliance Deadline[2026-385](#)

10. VANNATTER / CASE NO. 32385 / 4267 SW JAMES ST

Licensing Investigator Vannatter read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Respondent Rosario Gamboa, who stated that he was willing to take it down and requested additional time. The Special Magistrate stated that the City was recommending until July, which was a reasonable amount of time.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by July 15, 2026. If compliance is not met by this date, a fine would be assessed in the amount of \$25/day with a maximum of \$2,500, and \$195 administrative fees.

9. Determine Compliance

9.a Hear Case Presentations to Determine Compliance with City
Code and Imposition of a Fine[2026-384](#)

20. LAPONZA / CASE NO. 32211 / 873 HAMBERLAND AVE

Licensing Investigator LaPonza read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. He noted that the Respondents had applied for a permit, but it was in plan review failed status.

The Deputy City Clerk swore in Respondents Gabriella Calderon & Miguel Perez, who stated that they had applied for a permit 3 times, and now there was a survey issue, so they were going to call and get an up-to-date survey. Investigator LaPonza clarified that they needed the dimensions of the setback and recommended a 60-day extension.

The Special Magistrate found proper notice and based on the testimony

and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by July 15, 2026.

25. VANNATTER / CASE NO. 32266 / 2326 SW SCODELLA TER

Licensing Investigator Vannatter read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. She noted that the permit was in plan review failed status.

(Clerk's Note: Mariela Moore of the Building Department provided translation services on behalf of the Respondent.)

The Deputy City Clerk swore in Respondent Lincoln Valeriano, who stated that the architect had a bad accident and was unable to submit the plans for review, but he should have them this week. The Special Magistrate stated that it was not appropriate for him to change their Joint Stipulation Agreement, but he would approve it if that was requested. Investigator Vannatter stated that the City did not object to a 60-day extension, but his current plans have a combination of 2 projects, and they needed to be separated out.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by July 15, 2026.

28. VANNATTER / CASE NO. 32229 / 451 SW BETHANY DR SUITE 100

Licensing Investigator Vannatter read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. She noted that the permit was in plan review failed status.

The Deputy City Clerk swore in Contractor Jose Pena who represented the Respondent and stated that they were working to get the new designs to submit to the City. Investigator Vannatter noted that there was a change in ownership.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by July 15, 2026.

10. Partial Release Requests

10.a Hear Partial Release Requests Cases and Approve the Staff
Recommendation

[2026-485](#)

Evelyn Rojas stated that this is a request for a release from a parcel of property only and will not affect the spreading/cross-attaching liens.

513 NW Enterprise Dr

Section 37.13 of the Code provides that the Special Magistrate may partially release a non-offending property from a lien on an offending property. In this case, the non-offending property consists of 0.92 acres located on S. US Highway 1 and the offending property is 513 NW Enterprise Drive, which has 1 building lien on it. Both properties are owned by a company called Ivest LP, and an application for a partial release has been received so they can sell the non-offending property and convey clear title. The lien will remain on the offending property until the violations have been corrected and the fines have been paid. If the Partial Release is approved, the Order will include a provision that administrative and hard costs attributed to the offending property must be paid by the applicant before the partial release is recorded.

517 NW Enterprise

Section 37.13 of the Code provides that the Special Magistrate may partially release a non-offending property from a lien on an offending property. In this case, the non-offending property consists of 0.92 acres located on S. US Highway 1 and the offending property is 517 NW Enterprise Drive, which has 1 building lien on it. Both properties are owned by a company called Ivest LP, and an application for a partial release has been received so they can sell the non-offending property and convey clear title. The lien will remain on the offending property until the violations have been corrected and the fines have been paid. If the Partial Release is approved, the Order will include a provision that administrative and hard costs attributed to the offending property must be paid by the applicant before the partial release is recorded.

Agenda items 30 and 31 have been agreed upon prior to this hearing and require Magistrate signature.

11. How Parties are Notified

Ms. Alvarez read the following into the record: 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 Neighborhood Services 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

Ms. Barensen read the following into record:

Regarding the following cases entered into public record, the Building Investigators inspected the properties and found violations to exist. A reasonable date for compliance was subsequently given, but upon re-inspection it was confirmed that compliance was not achieved. A formal Notice of Hearing was issued for today's hearing, and the Respondent has failed to appear. The City requests that these cases be found in violation of their respective listed code sections and be given until July 15, 2026, to bring the property into compliance. Should compliance not be met, the City requests that a future hearing be scheduled to determine and impose an appropriate fine.

The following cases without parties present were read into the record:

VIOLATION HEARING

32362 2833 SW BRIGHTON ST

32370 3241 SW PORT ST LUCIE BLVD

32378 392 SW BUTLER AVE

32375 191 SW PORT ST LUCIE BLVD

32380 1631 SW PANCOAST ST

The Special Magistrate found that parties were not present and found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance date of July 15, 2026. If compliance is not achieved by this date, the City may bring the matter back to determine the fines for a Certification of Fines Hearing.

Ms. Barensen read the following into record:

Regarding the following cases entered into public record, a Violation Hearing was held, and a date of compliance was issued by the Special Magistrate. Upon re-inspection by a Building Investigator, it was determined that compliance has not been achieved for the violations of the respective listed sections of the code. A formal Notice of Hearing was issued for today's hearing, and the Respondent has failed to appear. The City requests that the fines be certified and

administrative costs be assessed and awarded to the City.

The following cases without parties present were read into the record:

CERTIFICATION OF FINES

32316 1545 NW ST LUCIE WEST BLVD

32136 531 SE BROOKSIDE TER

31888 518 SW ESTER AVE

32327 1900 SE HILLMOOR DR

32286 143 SW MELBOURNE CIR

32326 998 SW PAAR DR

32339 1224 SW GATLIN BLVD #104

31630 9168 SW US HWY 1

32282 500 NW PEACOCK BLVD UNIT 107

32350 1963 SW IMPORT DR

The Special Magistrate found that the parties were not present and found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and imposed a fine to be set forth in a lien.

13. Public to be Heard

There were no public comments to be heard.

14. Adjourn

There being no further business, the meeting was adjourned at 9:55 a.m.

Jasmin De Freese, Deputy City Clerk

City of Port St. Lucie

Special Magistrate Hearing

Meeting Minutes

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

Wednesday, June 3, 2026

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 Keith Davis at 9:00 AM on June 3, 2026, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Keith Davis, Special Magistrate
Greg Bender, Code Compliance Officer
Holly O'Malley, Code Compliance Officer
Brandon Miller, Code Compliance Officer
Wesley Armstrong, Neighborhood Services
Sara Brown, Neighborhood Services
Shanna Donleavy, Deputy City Clerk

2. Pledge of Allegiance

Special Magistrate Davis 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 City staff.

4. Approval of Minutes

There were no minutes to be approved.

5. Late Abatements and/or Postponements

Sara Brown, Neighborhood Services, indicated Case No. 26-08052 was abated.

6. Approval of Agenda

Special Magistrate Davis approved the agenda with the abatement as noted.

7. Introduction of Cases

8. Solid Waste Certification of Fines

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

[2026-503](#)

There were no Solid Waste cases to be heard.

9. Code Violations

- 9.a** Hear Code Violations Cases and Approve the Staff Recommendation

[2026-504](#)

There were no Code Violations cases to be heard.

10. Code Violations Special Requests

- 10.a** Hear Code Violations Special Requests Cases and Approve the Staff Recommendation

[2026-505](#)

#1. BENDER / CASE NO. 26-03844 / 6869 NW DRAGON ST

Code Compliance Officer Greg Bender stated he was previously sworn. He read the Case Presentation and Staff's recommendations into the record. He presented photos of the subject property taken at the time of the inspections.

Special Magistrate Davis stated the Respondent was not present and the City has proper notice with the documents contained in the file. Based on the testimony and evidence, he found the property remains in violation as cited and constitutes a threat to the public health, safety, and welfare. Special Magistrate Davis granted all the relief requested by the City, including the June 10th compliance date and the authority to enter the property to abate the violations and assess the costs if compliance is not achieved.

#2. BENDER / CASE NO. 26-03899 / 1313 SW GASTADOR AVE

Code Compliance Officer Greg Bender read the Case Presentation and Staff's recommendations into the record. He presented photos of the subject property taken at the time of the inspections.

Wesley Armstrong, Neighborhood Services, explained that the retention wall is not permitted in the swale and needs to be removed.

Special Magistrate Davis stated the Respondents are not present and the City has proper notice with the documents contained in the file. Based on the testimony and evidence, he found the property remains in violation as cited. Special Magistrate Davis stated that the violation of high grass and weeds constitutes a threat to the public health, safety, and welfare. He granted all the relief requested by the City, including the June 10th compliance date and the authority to enter the property to abate the high and grass weeds violation and assess the costs if compliance is not achieved.

#3. O'MALLEY / CASE NO. 26-06108 / 1512 SW ALEDO LN

Code Compliance Officer Holly O'Malley stated she was previously sworn. She read the Case Presentation and Staff's recommendations into the record. Code Compliance Officer O'Malley presented photos of the subject property taken at the time of the inspections. She noted the property was not occupied at this time.

Special Magistrate Davis stated the Respondent was not present and the City has proper notice with the documents contained in the file. Based on the testimony and evidence, he found the property remains in violation as cited and constitutes a threat to the public health, safety, and welfare. Special Magistrate Davis granted all the relief requested by the City, including the June 10th compliance date and the authority to enter the property to abate the violation and assess the costs if compliance is not achieved.

#4. MILLER / CASE NO. 26-05530 / 991 SW VERSAILLES AVE

Code Compliance Officer Brandon Miller stated he was previously sworn. He read the Case Presentation and Staff's recommendations into the record. Code Compliance Officer Miller presented photos of the subject property taken at the time of the inspections.

Special Magistrate Davis stated the Respondent was not present and the City has proper notice with the documents contained in the file. Based on the testimony and evidence, he found the property remains in violation as cited and constitutes a threat to the public health, safety, and welfare. Special Magistrate Davis granted all the relief requested by the City, including the June 10th compliance date and the authority to enter the property to abate the violation and assess the costs if compliance is not achieved.

#5. MILLER / CASE NO. 26-07883 / 732 SE FALLON DR

Code Compliance Officer Brandon Miller read the Case Presentation and Staff's recommendations into the record. He presented photos of the subject property taken at the time of the inspections.

Special Magistrate Davis stated the Respondent was not present and the City has proper notice of today's hearing and the violations. Based on the testimony and evidence, he found the property remains in violation as cited. Special Magistrate Davis indicated the violations of unmaintained

and unsecured pool constitute a threat to the public health, safety, and welfare. He stated the high grass and weeds and overgrowth also constitute a threat to the public health, safety, and welfare. Special Magistrate Davis granted all the relief requested by the City and required compliance by tomorrow, June 4th. If compliance is not achieved, he authorized the City to enter the property to abate the unmaintained and unsecured pool as well as the high grass and weeds and overgrowth and assess the costs against the property and Respondent.

11. Certification of Fines

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

[2026-506](#)

#7. BENDER / CASE NO. 25-04558 / 1108 SW ESTAUGH AVE

Code Compliance Officer Greg Bender read the Case Presentation and Staff's recommendations into the record. He presented photos of the subject property taken at the time of the inspections. Code Compliance Officer Bender explained this case was brought forward last month for Certification of Fine and it was continued to see if there was further progress. He stated the roof is fully tarped and the front entry screen enclosure needs repaired.

The Deputy City Clerk swore in Respondents Melissa DeFrancesco and Makayla Trump Chandler, who stated the insurance company has agreed to provide coverage and they are getting estimates. They also explained the roof has been retarped.

Wesley Armstrong, Neighborhood Services, suggested a 90-day continuance to allow time for the Respondents to retain a contractor. Special Magistrate Davis requested the Respondents to stay in contact with Code Compliance Officer Bender.

Special Magistrate Davis set a new compliance date and continued the hearing to September 9, 2026. He stated the Respondents may not need to return if compliance is achieved.

12. Certification of Fines Special Requests

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

[2026-507](#)

#11. BENDER / CASE NO. 25-18083 / 571 SW ROMORA BAY

Code Compliance Officer Greg Bender read the Case Presentation and Staff's recommendations into the record. He presented photos of the

subject property taken at the time of the inspections.

Special Magistrate Davis stated the Respondent was not present and indicated the City has proper notice with the documents contained in the file. Based on the testimony and evidence, he found the property has not complied with the order from the Violation Hearing of March 4th. Special Magistrate Davis stated the property remains in violation as cited, except the unsecured pool has been abated and is in compliance. He noted that all of the other violations continue and granted all the relief requested by the City.

Special Magistrate Davis certified the fine in the amount of \$75.00 per day, up to a maximum of \$50,000 for the period of noncompliance beginning March 5, 2026, for the violations that continue. He ordered the Respondent to pay the abatement cost of \$3,080.00 for the City's expense of abating the unsecured pool and awarded the City's administrative costs of \$411.00.

13. How Parties are Notified

Sara Brown, Neighborhood Services, read the following into the record: A Notice of Hearing or Notice of 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, the 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 Neighborhood Services Department within ten days before the Hearing, posting is completed in the same manner as if the card was returned unclaimed as stated above. Photos shown at today's hearing are kept and maintained as public records of the City of Port St. Lucie's Neighborhood Services Department.

14. Introduction of Cases Without Parties Present

Wesley Armstron, Neighborhood Services, read the following into the record: Regarding the following cases entered into public record, a violation hearing was held and a date of compliance was issued by the Special Magistrate. Upon reinspection by a Code Compliance Officer, it was determined that the compliance has not been achieved for the violations of the respective listed sections of the Code. A formal Notice of Hearing was issued for today's hearing and the respondent has failed to appear. The City requests that the fines be certified and administrative costs be assessed and awarded to the City.

Ms. Brown read the following cases into the record:

#26-00557 - 5810 NW Fall Flower Ct
#25-16425 - 1733 SW Commargo St
#25-17598 - 1833 SW Penrose Ave

Special Magistrate Davis stated he would sign the appropriate orders for these cases.

15. Public to be Heard

There were no comments from the public.

16. Adjourn

There being no further business, the hearing was adjourned at 9:38 AM.

Shanna Donleavy, Deputy City Clerk

Typed by: Traci Mehl, Deputy City Clerk

City of Port St. Lucie

Special Magistrate Hearing

Meeting Minutes

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

Wednesday, June 17, 2026

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 Keith Davis Esq. on June 17, 2026, at 9:05 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Keith Davis Esq., Special Magistrate

Sara Brown, Project Coordinator

Sandra Subryan, Administrative Assistant

Wesley Armstrong, Neighborhood Services Deputy Director

Steve Owens, Code Compliance Supervisor

Miguel Mendoza, Code Compliance Officer

Brandon Wise, Code Compliance Officer

Roque Gomez, Code Compliance Officer

Brandon Miller, Code Compliance Officer

Catherine Laird, Code Compliance Officer

Jeremy Kashatus, Code Compliance Officer

Matthew Williams, Code Compliance Officer

Sarah Peco, Code Compliance Officer

Evelyn Rojas, Lien Services Officer

Alyssa Lunin, Deputy City Attorney (Arrived at 9:18 a.m., departed at 9:38 a.m.)

KeAndrea Davis, Deputy City Attorney (Arrived at 9:18 a.m.)

Jasmin De Freese, Deputy City Clerk

2. Pledge of Allegiance

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

3. Swearing in Code Specialist and/or Building Investigators

The Deputy City Clerk administered the Oath of Testimony to the Code Compliance Officers.

4. Approval of Minutes

- 4.a** Hear Approval of Minutes for 4/8/2026, 4/15/2026 and
5/6/2026 Cases and Approve the Staff Recommendation

[2026-535](#)

The Special Magistrate approved the April 8, 2026, April 15, 2026, and May 6, 2026 meeting minutes as submitted.

5. Late Abatements and/or Postponements

Project Coordinator Brown indicated that the following cases were postponed; 26-04582 and 26-02821.

6. Approval of Agenda

The Special Magistrate approved the agenda, as published.

7. Introduction of Cases

8. Solid Waste Certification of Fines

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

[2026-536](#)

The following Solid Waste Certification of Fines cases without parties present were read into the record by the Project Coordinator, agenda item 1:

26-03052 3931 SW Hablo St

The Project Coordinator read the following into the record: 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 Office of Solid Waste, 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 Office of Solid Waste.

9. Modification Requests

9.a Hear Modification Requests Cases and Approve the Staff Recommendation

[2026-537](#)

Evelyn Rojas, Lien Services Department, stated that these modifications are requested by the applicant. They are heard as a matter of City policy and are not mandated by Florida Statute. City Council holds these liens and they are considered to be assets of the City. Per City ordinance, the

Special Magistrate has authority to modify these liens, agenda items 2 through 3.

10. Business Tax Violations

- 10.a** Hear Business Tax Violations Case Presentations to
Determine Violation of City Code and Set Compliance
Deadline

[2026-538](#)

The following Business Tax cases without parties present were read into the record by the Project Coordinator:

BT-26-00114 1400 SE Goldtree Dr
BT-24-00228 247 SW Port St. Lucie Blvd
BT-26-00013 247 SW Port St. Lucie Blvd

Business Tax Compliance Officer Mathew Rouselle read the following into the record: Regarding the following cases entered into public record, our Business Tax Compliance Officers investigated the properties and found violations to exist. A reasonable date for compliance was subsequently given, but upon re-investigation it was confirmed that compliance was not achieved. A formal Notice of Hearing was issued for today's hearing, and the respondent has failed to appear. The City requests that these cases be found in violation of their respective listed code sections and be given up to 7 days to bring the property into compliance. Should compliance not be met, the City requests that a future hearing be scheduled to determine and impose an appropriate fine.

11. Business Tax Certification of Fines

- 11.a** Hear Business Tax Certification of Fines Case Presentations
to Determine Compliance with City Code and Imposition of a
Fine

[2026-539](#)

The following Business Tax cases without parties present were read into the record by the Project Coordinator:

BT-25-00777 2200 SW Gatlin Blvd

Business Tax Compliance Officer Mathew Rouselle read the following into the record: Regarding the following cases entered into public record, a Violation Hearing was held, and a date of compliance was issued by the Special Magistrate. Upon re-inspection by a Code Compliance Officer, it was determined that compliance has not been achieved for the violations of the respective listed sections of the code. A formal Notice of Hearing was issued for today's hearing, and the Respondent has failed to appear. The City requests that the fines be certified and administrative costs be

assessed and awarded to the city.

12. Code Violations

- 12.a** Hear Code Violations Cases and Approve the Staff Recommendation

[2026-540](#)

9. GOMEZ / CASE NO. 26-04541 / 2514 SE JASON PL

(Clerk's Note: The Respondent was present via Zoom but had technical difficulties. The Special Magistrate postponed the hearing.)

20. WISE / CASE NO. 26-02858 / 3280 SE MONTE VISTA ST

Code Compliance Officer Wise read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. He noted that the violation for Section 73.03 was abated.

The Deputy City Clerk swore in Respondent Darwin Grande who stated that he has the temporary RV registration and would be cleaning the yard this week. He also stated that he would be selling the other vehicle. The Special Magistrate informed that if the vehicle was not registered prior to selling it, it would still be in violation. The City did not object to an extension of time.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by July 1, 2026.

13. Code Violations Special Requests

- 13.a** Hear Code Violations Special Requests Cases and Approve the Staff Recommendation

[2026-541](#)

22. GOMEZ / CASE NO. 25-08880 / 2298 SE PEAR LN

Code Compliance Officer Gomez read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Respondent Dat Thanh Tran who stated that they had hired a contractor, but then they received the violation, so they found a new one that informed that they could be scheduled in 2-3 weeks with 1 week for the work to be done. He requested a one-month extension, to which the City did not object.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by July 22, 2026.

23. GOMEZ / CASE NO. 26-04434 / 2207 SE TRILLO AVE

Code Compliance Officer Gomez read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.
(Clerk's Note: The Respondent was not present.)

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by June 24, 2026. If compliance is not met by this date, he granted all relief to the City to enter the property to abate the violations and assess the costs.

24. HERZOG / CASE NO. 26-07074 / 1202 SW JANETTE AVE

(Clerk's Note: Officer Laird presented on behalf of Officer Herzog.)

Code Compliance Officer Laird read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.
(Clerk's Note: The Respondent was not present.)

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by June 18, 2026. If compliance is not met by this date, he granted authority for the City to enter the property to abate the violations and assess the costs.

25. KASHATUS / CASE NO. 26-05771 / 1085 SW MATARO AVE

Code Compliance Officer Miller read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.
(Clerk's Note: The Respondent was not present.)

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by June 18, 2026. If compliance is not met by this date, he granted authority for the City to enter the property to abate the violations and assess the costs

26. MENDOZA / CASE NO. 25-15727 / 1737 SE ANECI ST

Code Compliance Officer Mendoza read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.
(Clerk's Note: The Respondent was not present.)

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by June 24, 2026. If compliance is not met by this date, he authorized the City to enter the property to abate the high grass and weeds and assess the costs.

27. MENDOZA / CASE NO. 26-04724 / 451 SE EVANS AVE

Code Compliance Officer Mendoza read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.
(Clerk's Note: The Respondent was not present.)

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by June 24, 2026. If compliance is not met by this date, he granted authority for the City to enter the property to abate the violations and assess the costs.

28. MENDOZA / CASE NO. 26-05372 / 2237 SE TRILLO ST

Code Compliance Officer Mendoza read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.
(Clerk's Note: The Respondent was not present.)

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by June 24, 2026. If compliance is not met by this date, he granted authority for the City to enter the property to abate the violations and assess the costs.

29. MILLER / CASE NO. 26-07978 / 1402 SE NAVAJO LN

Code Compliance Officer Miller read the case presentation and Staff's recommendations into the record and presented photos that were taken at

the time of the inspections showing the subject property and violations.
(Clerk's Note: The Respondent was not present.)

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by June 18, 2026. If compliance is not met by this date, he granted authority for the City to enter the property to abate the violations.

30. OWENS / CASE NO. 26-04684 / 3533 SE GAY CT

Code Compliance Officer Miller read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.
(Clerk's Note: The Respondent was not present.)

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by June 24, 2026. If compliance is not met by this date, he authorized the City to enter the property and abate the high grass and weeds and assess the costs.

31. PECO / CASE NO. 26-05727 / 1162 SE AIROSO BLVD

Code Compliance Officer Miller read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.
(Clerk's Note: The Respondent was not present.)

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by June 18, 2026. If compliance is not met by this date, he granted authority for the City to enter the property to abate the violations and assess the costs.

32. PECO / CASE NO. 26-08693 / 143 SW GROVE RD

Code Compliance Officer Miller read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.
(Clerk's Note: The Respondent was not present.)

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as

cited and ordered a compliance deadline by June 18, 2026. If compliance is not met by this date, He authorized the City to enter the property and abate the high grass and weeds and the costs will be determined at a later hearing.

14. Certification of Fines

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

[2026-542](#)

35. MENDOZA / CASE NO. 25-15964 / 421 THANKSGIVING AVE

Code Compliance Officer Gomez read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. Supervisor Owens stated that there had been active progress on the trim, but more work needed to be done.

The Deputy City Clerk swore in Respondent Devin Han, who stated that the side of the house was repaired and he now has to work on the driveway and window, and requested additional time. Director Biehl stated that there have been 20 violations in 8 years for this property, to which Mr. Han replied that he just started to help his grandma with the property.

The Special Magistrate found that based on the testimony and evidence, he found that the property remains in violation. He certified the fine and ordered a fine in the amount of \$50/day and \$411 in administrative costs if not in compliance in 7 days.

33. GOMEZ / CASE NO. 25-18114 / 1073 SE BETHUME CT

Code Compliance Officer Gomez read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Respondent Christopher Rec, who stated that he cannot move the car because the shifter had been removed, and he was in the process of selling the home so he did not want to put the car behind the fence. He requested additional time, and Officer Gomez stated that the open storage had been taken care of and they did not object to a continuation.

The Special Magistrate continued the case until July 8, 2026.

44. WISE / CASE NO. 25-10875 / 1224 SE LADNER ST

Code Compliance Officer Owens read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Respondents Jean Addely Romain and Marthe Darline Jean. The Respondents requested an interpreter, to which the Special Magistrate granted a continuation.

The Special Magistrate continued this case to July 1, 2026.

15. Certification of Fines Special Requests

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

[2026-543](#)

46. MILLER / CASE NO. 25-18417 / 836 SW MCCOMB AVE

Code Compliance Officer Miller read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.
(Clerk's Note: The Respondent was not present.)

Based on the testimony and evidence presented, the Special Magistrate found that the Respondent had failed to comply with the deadline set forth in the Violation Hearing. He certified the \$225 abatement cost and \$411 administrative cost.

47. PECO / CASE NO. 26-00335 / 295 SE HOLDEN TER

Code Compliance Officer Peco read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.
(Clerk's Note: The Respondent was not present.)

Based on the testimony and evidence presented, the Special Magistrate found that the Respondent had failed to comply with the deadline set forth in the Violation Hearing. He certified the \$25 abatement cost and \$411 administrative cost.

48. WILLIAMS / CASE NO. 26-02471 / 0 SW BILTMORE ST

Code Compliance Officer Williams read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.
(Clerk's Note: The Respondent was not present.)

Based on the testimony and evidence presented, the Special Magistrate found that the Respondent had failed to comply with the deadline set forth in the Violation Hearing. He certified the fine in the amount of \$50/day, up to a maximum of \$50,000, abatement costs of \$300, in addition to the administrative costs of \$411. The Special Magistrate authorized the City, per Section 162.08(5) of the Florida Statutes, to enter the property to abate the violations and assess the costs.

49. WISE / CASE NO. 25-17869 / 1101 SE MENORES AVE

Code Compliance Officer Wise read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. (Clerk's Note: The Respondent was not present.)

Based on the testimony and evidence presented, the Special Magistrate found that the Respondent had failed to comply with the deadline set forth in the Violation Hearing. He certified the fine in the amount of \$50/day, up to a maximum of \$50,000, in addition to \$225 abatement costs and \$411 administrative costs of \$411. He granted all relief to the City.

16. How Parties are Notified

The Project Coordinator read the following into the record: 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 Neighborhood Services 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 Neighborhood Services Department. The Project Coordinator requested that the Clerk enter the cases into the record and asked the Special Magistrate if he had any questions about any cases with no parties present, to which he responded in the negative.

17. Introduction of Cases Without Parties Present

Director Armstrong read the following into the record: Regarding the following cases entered into public record, our Code Compliance Officers inspected the properties and found violations to exist. A reasonable date for compliance was subsequently given, but upon re-inspection it was confirmed that compliance was

not achieved. A formal Notice of Hearing was issued for today's hearing, and the respondent has failed to appear. The City requests that these cases be found in violation of their respective listed code sections and be given until June 24, 2026, to bring the property into compliance. Should compliance not be met, the City requests that a future hearing be scheduled to determine and impose an appropriate fine.

The following cases without parties present were read into the record by the Project Coordinator:

26-03580 2525 SE Mariposa Ave
25-09030 1189 SE Preston Ln
25-17645 1433 SE O'Donnell Ln
25-09624 265 SE Twig Ave
25-16496 1177 SE Airoso Blvd
26-02135 226 SW Crescent Ave
26-02940 361 SW Thornhill Dr
25-12929 3100 SE Morningside Blvd
25-17797 1269 SE Petunia Ave
26-05511 1102 SE Petunia Ave

Director Armstrong read the following into the record: Regarding the following cases entered into public record, a violation hearing was held, and a date of compliance was issued by the special magistrate. Upon re-inspection by a Code Compliance Officer, it was determined that compliance has not been achieved for the violations of the respective listed sections of the code. A formal Notice of Hearing was issued for today's hearing, and the respondent has failed to appear. The city requests that the fines be certified and administrative costs be assessed and awarded to the city.

25-10004 542 SE Seahouse Dr
25-17651 1952 SE Manth Ln
25-10168 250 SW Pagoda Ter
25-11615 222 SW Chandler Ter
25-12756 237 SW Starfish Ave
25-14380 480 SW Lakehurst Dr
25-16010 301 SW Lucero Dr
26-00254 365 SW Todd Ave
25-08634 1491 SE Grapeland Ave
25-18556 2949 SE Treasure Island Rd

18. Public to be Heard

There were no public comments to be heard.

19. Adjourn

There being no further business, the meeting was adjourned at 10:48 a.m.

Jasmin De Freese, Deputy City Clerk



Agenda Summary

2026-702

Agenda Date: 8/5/2026

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, Special Projects 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
	Armendarez	26-04859	Christopher Brian King	277 SW RIDGECREST DR
	Armendarez	26-09729	Nicholas Pizzarro & Christina Campos	420 SW BRADSHAW CIR
	Bender	25-12587	Chi Kim Little	2055 SW KIMBERLY AVE
	Bender	26-00799	Deniene C Wright & Vaughn C Wright	1218 SW PARMA AVE
	Bender	26-03892	June E James-Kaviar	2025 SW AMERICANA ST
	Bender	26-04780	Michelle N Davis	1819 SW GRANT AVE
	Bender	26-05720	Flavie Saurel Pierre, Rene Pierre & Jeffry Hepburn	1910 SW HILLMAN ST
	Capp	25-15131	Justin Rodriguez	144 NE FATIMA TER
	Capp	26-01263	Jose Abraham Portillo Sorto & Ruth E Portillo Bonilla	762 SW COLLEEN AVE
	Capp	26-03710	Meryl Donaldson & Damian Taylor	520 NW GOLDCOAST AVE
	Capp	26-06434	Fiona Jones & Lascelles Peart	279 NW BAYSHORE BLVD
	Capp	26-07710	Valery Ball	317 NW GRANADEER ST
	Capp	26-09560	Sheri N Sumpter	665 NW FAIRHAVEN DR
	Cerami	26-07067	BENDOIM YAAKOV R/A for BENDOIM, INC	2450 SW SAVAGE BLVD
	Cerami	26-08815	Amalia Gonzalez Depadro	1091 SW AVIATION AVE
	Gomez	26-05371	Julio Moradel, Roberto J Moradel & Candelaria Moradel	2250 SE TRILLO ST
	Gomez	26-07275	Darlee Rodriguez & Edward Rodriguez	1861 SE MANDRAKE CIR
	Gomez	26-07809	Stephen Reynolds & Kathleen Reynolds	2350 SE CHARLESTON DR
	Gomez	26-08301	Douglas Nardone (EST)	2326 SE CALCUTTA CIR
	Kashatus	25-17169	Trevor J Du Toit & Kristina Hall	4262 SW WINSLOW ST
	Kashatus	26-00849	Monica Russell	996 SW JEREMKO AVE
	Kashatus	26-02633	Ryan Hewitt & Sandra Levy	1321 SW JERICHO AVE

	Kashatus	26-03448	Dennis A Guerrier & Antonia Guerrier	4525 SW WABASH ST
	Kashatus	26-05717	Cameline Lenord & Clarry Anne Amedee	4349 SW DARLINGTON ST
	Kashatus	26-05773	Jessica M Moore & Timothy M Moore	1061 SW PAYNE AVE
	Mendoza	26-00657	Ghislaine Oscar	1016 SW MCCOMKLE AVE
	Mendoza	26-02349	Juan C Paredes & Susan Maritza Guacaneme Medina	3722 SW KARIN ST
	Mendoza	26-03399	Mickel Andre Hunt	1281 SW INGRASSINA AVE
	Mendoza	26-07393	Thomas J Sargent	3685 SW ROSARDO ST
	Mendoza	26-07445	Dwayne Karl Sampson & Adanna Moore-Sampson	3473 SW RIVERA ST
	Mendoza	26-07685	Jose Ortiz I & Adelaida C Ortiz	1731 SW WHIPPLE AVE
	Mendoza	26-07707	Rebecca Rayfield	4057 SW MACKEMER RD
	O'Malley	26-00808	Rachael Santiago	1266 SW MARMORE AVE
	O'Malley	26-02400	Saar Hayat	1462 SW SANTIAGO AVE
	O'Malley	26-07205	Jean E Leger & Amyole Jean Bapstiste Leger	3182 SW ESPERANTO ST
	O'Malley	26-07786	Christopher J Staiano	1374 SW HERALD RD
	Peco	26-02399	Mark Elliot O'Connor	174 SW DALVA AVE
	Peco	26-03367	Olga L Deleon	498 SW TODD AVE
	Peco	26-04580	Daniel Telisme & Marie Jeanne Telisme	1167 SW HOGAN ST
	Peco	26-04599	Andre Leonard Thompson	657 SW RAY AVE
	Peco	26-06711	Miguel Torres	426 SW SEAFLOWER TER
	Peco	26-07263	Christopher S Williams	222 SW CARTER AVE
	Peco	26-07653	Kevin A Diaz	149 SW DE GOUVEA TER
	Peco	26-07736	David D Simms	217 SW THORNHILL DR
	Wise	25-05692	Sherene N Fearon	1873 SE ELROSE ST
	Wise	26-01742	Arlene Halstead	5886 NW DOWSE ST
	Wise	26-03473	Miralda Josma & Marie Margarette Josma	1727 SE LULLABY TER
	Wise	26-03550	Celina Gocool	2887 SE MERRITT TER
	Wise	26-05692	Sherene N Fearon	1873 SE ELROSE ST
	Wise	26-05725	Jose M Solano & Adriana Fournier	1186 SE MENORES AVE

	Wise	26-06054	Michael J Lavelle & Nicole C Lavelle	2051 SE GIFFEN AVE
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Agenda Summary

2026-703

Agenda Date: 8/5/2026

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, Special Projects 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	26-10849	Jose R Reblando & Salud P Reblando	2882 SE EAGLE DR
	Bender	26-06887	Cumings Sunshine LLC	1850 SW SUCCESS ST
	Bender	26-07347	Anthony Tobias Meely Sr	1117 SW JENNIFER AVE
	Bender	26-07372	Lincoln J Fry (EST) & Beryl R Fry (EST)	974 SW GENERAL PATTON TER
	Bender	26-08515	Matheus Cirio Martins-Santos	1826 SW DEL RIO BLVD
	Bender	26-08895	Drew G Layton	1887 SW BELLEVUE AVE
	Bender	26-09828	Frank R Vallejo & Piedad M Vallejo	1798 SW DEL RIO BLVD
	Bender	26-10010	Stanley Espinal & Jenyfer Yasil Guerrero	2081 SW AGUERO ST
	Capp	26-03873	Tanya Tyson	162 NE DOMINICAN TER
	Capp	26-06992	C T CORPORATION SYSTEM R/A for THW FL GROUP, LLC	458 SE GALLEON LN
	Capp	26-08808	Eugean Cassady Jr (EST)	513 NW FLORESTA DR
	Cerami	26-07106	MJ Homes And Properties LLC	1941 SW OAKWOOD RD
	Cerami	26-09069	Sylvie Val & Jean Junior Vilceus	865 SW ABINGDON AVE
	Cerami	26-09352	Hyde House LLC	2041 SW DRIFTWOOD ST
	Cerami	26-09833	Hyde House LLC	2409 SW HALISSEE ST
	Gomez	25-09017	Nicholas Brady Howell & Flavia Howell	3082 SE MIRACLE LN
	Gomez	26-07950	Steve G Bratanov (TR)	2088 SE CAMILO ST
	Gomez	26-08381	Robert C Miller & Lisa L Miller	2274 SE SESAME LN
	Gomez	26-08785	Eulalee Edwards (EST)	2699 SE RUFFIN TER
	Gomez	26-10577	Moises Israel Feliz Cruz	2473 SE BURTON ST
	Herzog	26-09187	Gerald Hanscom	1809 SW MORELIA LN
	Herzog	26-11223	IH6 Property Florida LP	1725 SW MONTERREY LN
	Herzog	26-11737	John Willcoxson	2457 SW HINCHMAN ST
	Herzog	26-11738	Jason D Sutherland	2441 SW HINCHMAN ST
	Kashatus	26-03159	Matthew Douglas McKenzie	407 SW Laconic AVE

	Kashatus	26-05665	Kristina Podowski & Robert Rolle	4502 SW FLORAL ST
	Kashatus	26-05926	Linda Mariano	650 SW GAILBREATH AVE
	Kashatus	26-07233	C L Carr ID# 2017126	464 SW HALIBUT AVE
	Kashatus	26-07373	Sandro Nannini & Andrea Nannini	4519 SW WABASH ST
	Kashatus	26-08999	Jaipargas Singh & Leila Singh	1462 SW FALMOUTH AVE
	Peco	26-07341	Michael Bill Dorival & Stephanie Etienvil	102 SE WHITMORE DR
	Peco	26-07652	Jeremy Hall & Erica Hall	108 SW DE GOUVEA TER
	Peco	26-07749	Yajvendra J Patel & Ankitabeni Y Patel	326 SW DE GOUVEA TER
	Peco	26-07862	Roberto Pagan	149 SE CROSSPOINT DR
	Mendoza	25-14859	Kelvin M De Leon Penson	1601 SW HEXTEL AVE
	Mendoza	26-07540	Danny R Faulkner (TR) (EST)	4129 SW ROSSER BLVD
	Mendoza	26-07705	Kino Compere & Marie Saintalia Joseph	3958 SW BRUNSWICK ST
	Mendoza	26-08136	Miraclude Jean & Marie M Platel	3931 SW HABLOW ST
	Mendoza	26-08990	Jerry Charles & Don Benso Cune	1833 SW PENROSE AVE
	Mendoza	26-09452	Somnauth Kenneth	3558 SW VICEROY ST
	Miller	26-01867	Jaipargas Singh	1842 SE JOY HAVEN ST
	Miller	26-08230	Dolly S Ashley (EST)	1768 SE JOY HAVEN ST
	Mille	26-08775	Sara Cormier & Eric Cormier	1300 SE NAVAJO LN
	Miller	26-09133	Linda M Shearer (EST)	1642 SE OCEAN LN
	Wise	26-06564	Jacky Dorema & Gerone Dorema	6477 NW GROVELAND TER
	Wise	26-06605	Wayne D Herms (EST)	2562 SE PETIT LN
	Wise	26-08449	Roberline Devalon & Jesumene Desvallons	1173 SE STEWART RD
	Wise	26-10051	Blackgolden LLC	1886 SE BOMA AVE



Agenda Summary

2026-704

Agenda Date: 8/5/2026

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, Special Projects 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
	Gomez	26-03824	Michelle Thew	2043 SE BERKSHIRE BLVD
	Kashatus	26-00546	Jeremy A Clerc & Christina L Clerc	992 SW HAAS AVE
	Mendoza	25-09030	William W Ferguson Jr	1189 SE PRESTON LN
	Miller	26-00384	Jean Marie Harris (EST) & John James Wallace	2107 SE STARGRASS ST
	Miller	26-02963	Annita Marquez	2921 SW ROMANO RD
	Wise	25-10335	Maryse J Williams & James Williams	140 SE JUPER AVE
	Wise	26-04509	Novelette Holness & Knottalee Knott	1126 SE MCFARLANE AVE



Agenda Summary

2026-705

Agenda Date: 8/5/2026

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, Special Projects 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
	Gomez	26-03299	Marcel Landry	1837 SE BALLETO ST
	Gomez	26-03604	Raymond Vidal & Julianna Costanzo	2322 SE MASLAN AVE
	Gomez	26-04593	Patrick Richardson (EST)	1791 SE RIDGEWOOD ST
	Gomez	26-05794	Denarvis Gallagher	2241 SE MANOR AVE
	Miller	26-01091	William J Cali Jr	1991 SE AIRES LN

Next Magistrate Hearing – August 12, 2026 SM Davis

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



Agenda Summary

2026-707

Agenda Date: 8/5/2026

Agenda Item No.: 12.a

Placement: New Business

Action Requested: Motion / Vote

Hear Modifications Request Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Special Projects 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.

Modifications

#	Specialist	Case No.	Respondent(s)	Respondent Address
	Rojas	24-12828	Daniel Dilozenzo	874 SW Del Rio Blvd
	Rojas	24-00580	Camila Mathura	1932 SW Airoso Blvd

August 5, 2026