

City of Port St. Lucie

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



Meeting Agenda

Wednesday, August 6, 2025

9:00 AM

City Hall, Council Chambers

Special Magistrate Hearing

1. **Meeting Called to Order**
2. **Pledge of Allegiance**
3. **Swearing in Code Specialist and/or Building Investigators**
4. **Approval of Minutes**
 - 4.a Hear Approval of Minutes for 6/4/2025 and 6/11/2025 Cases and Approve the Staff Recommendation [2025-728](#)
5. **Late Abatements and/or Postponements**
6. **Approval of Agenda**
7. **Introduction of Cases**
8. **Modification Requests**
 - 8.a Hear Modification Requests Cases and Approve the Staff Recommendation [2025-729](#)
9. **Vacate Requests**
 - 9.a Hear Vacate Requests Cases and Approve the Staff Recommendation [2025-730](#)
10. **Code Violations**
 - 10.a Hear Code Violations Cases and Approve the Staff Recommendation [2025-731](#)
11. **Code Violations Special Requests**
 - 11.a Hear Code Violations Special Requests Cases and Approve the Staff Recommendation [2025-732](#)
12. **Certification of Fines**
 - 12.a Hear Certification of Fines Cases and Approve the Staff Recommendation [2025-733](#)
13. **Certification of Fines Special Requests**

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

[2025-734](#)

14. How Parties are Notified

15. Introduction of Cases Without Parties Present

16. Public to be Heard

17. Adjourn

NOTICE: Anyone who requires a translator, auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a City of Port St. Lucie program, service, or activity, should contact the office of Natalie Cabrera, Human Resources Department, City of Port St. Lucie, City Hall Bldg. A, 121 S.W. Port St. Lucie Boulevard, Port St. Lucie, Florida 34984-5099, as soon as possible but no later than 48 hours before the scheduled event.

Notice: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, if a person decides to appeal any decision made by the City Council, board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)



Agenda Summary

2025-728

Agenda Date: 8/6/2025

Agenda Item No.: 4.a

Placement: Approval of Minutes

Action Requested: Motion / Vote

Hear Approval of Minutes for 6/4/2025 and 6/11/2025 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, June 4, 2025

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 Claudette Pelletier on June 4, 2025, at 9:03 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Claudette Pelletier, Special Magistrate

Sara Brown, Project Coordinator

Rachel Francois Dieujuste, Code Compliance Standards Associate

Alyssa Lupin, Deputy City Attorney

Wesley Armstrong, Code Compliance Manager

Aaron Biehl, Code Compliance Supervisor

Various Code Compliance Officers

Shanna Donleavy, 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 staff.

4. Approval of Minutes

4.a Hear Approval of Minutes for 3/5/2025 and 4/2/2025 Cases
and Approve the Staff Recommendation

[2025-527](#)

The Special Magistrate approved the minutes.

5. Late Abatements and/or Postponements

Ms. Francois Dieujuste stated that the following cases were postponed: Case #2, 24-11097; Case #5, 25-03576; Case #9, 25-00438; Case #11, 25-04558; Case #12, 25-04576; Case #13, 25-04990; Case #14, 25-05991. She stated that Case #33, 25-00773 was a late abatement.

6. Approval of Agenda

The Special Magistrate approved the agenda.

7. Introduction of Cases

8. Code Violations

8.a Hear Code Violations Cases and Approve the Staff Recommendation[2025-528](#)

Polanco 25-04803 6417 NW Friendly Cir

(Clerk's Note: A PowerPoint was shown at this time.) Aaron Biehl, Code Compliance Supervisor, previously sworn & reading for Code Compliance Officer Polanco, read the case presentation and staff's recommendations into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Lisandra Aviles & Angel Lopez who stated that they were working with the insurance company to receive the funds.

The Special Magistrate granted a 60-day extension.

Polanco 25-05071 5189 NW Milner Dr

(Clerk's Note: A PowerPoint was shown at this time.) Aaron Biehl, Code Compliance Supervisor, previously sworn & reading for Code Compliance Officer Polanco, read the case presentation and staff's recommendations into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations. He informed the Special Magistrate that Public Works deemed the culvert as failed in 2023 and it was impeding the stormwater for the neighborhood. He stated that a permit was pulled that same year but no work was done, therefore staff were opposed to granting an extension.

The Deputy City Clerk swore in Loretta Carter who stated that her family was selling another property to pay for the repair but she had hired a contractor to pull the permit and complete the work on the culvert. Wesley Armstrong, Code Compliance Manager, requested the Special Magistrate find the property in violation.

The Special Magistrate found that the property remained in violation and gave a compliance date of June 11, 2025, then a hearing would be held to determine if a fine was to be imposed. Mr. Armstrong stated that if the Respondent could provide a signed contract showing a paid deposit, staff would work with the Respondent regarding the next hearing date.

Wise 25-04071 1450 SW Glastonberry Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Compliance Officer Wise, previously sworn, read the case presentation and staff's recommendations into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations. He informed the Special Magistrate that Public Works did deem the culvert failed.

The Deputy City Clerk swore in Martha Dimeo who stated that she had pulled a permit and requested an extension to complete the work.

The Special Magistrate granted the compliance date to coincide with the expiration of the permit.

Wise 25-04888 4091 SW Carlile St

(Clerk's Note: A PowerPoint was shown at this time.) Code Compliance Officer Wise, previously sworn, read the case presentation and staff's recommendations into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Charles Field who stated that he abated the violations except for the driveway since he was going to pull a permit to redo the entire driveway. Therefore, he requested an extension.

The Special Magistrate granted a 60-day extension.

Wise 25-05079 3843 SW Kolsted St

(Clerk's Note: A PowerPoint was shown at this time.) Code Compliance Officer Wise, previously sworn, read the case presentation and staff's recommendations into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations. He informed the Special Magistrate that the house numbers were on the home at this time.

The Deputy City Clerk swore in Cheryl Brown who stated that her son would be registering the car, therefore she requested an extension.

The Special Magistrate granted a 30-day extension.

Wise 25-05417 1074 SW Spataro Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Compliance

Officer Wise, previously sworn, read the case presentation and staff's recommendations into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in John Solari who requested more time to abate the violations.

The Special Magistrate granted a 60-day extension.

9. Code Violations Special Requests

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

[2025-529](#)

Cerami 23-15921 3597 SW San Miguel St

Code Officer Kashatus, previously sworn & reading for Code Officer Cerami, read the case presentation and staff's recommendations into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations. He requested that the Special Magistrate grant the City permission to cut the grass since it was done periodically.

The Deputy City Clerk swore in Pablo Lopez who stated that the former owner was supposed to abate the violations but since that fell through, he was in the process of fixing up the property. He requested an extension since he was replacing the full roof.

The Special Magistrate found the property remained in violation. She set a compliance date of June 11, 2025.

Wise 25-06457 3849 SW McKim St

Code Officer Wise read the case presentation and staff's recommendations into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations. He informed the Special Magistrate that the Respondent contacted him advising him that the grass was cut; he would be inspecting the property after the hearing.

The Special Magistrate found the property remained in violation. She set a compliance date of June 11, 2025.

10. Certification of Fines

10.a Hear Certification of Fines Cases and Approve the Staff

[2025-530](#)

Recommendation

Mendoza 24-16561 1901 SW Beauregard St

Code Officer Mendoza, previously sworn, read the case presentation, staff's recommendations, and the previous Special Magistrate's ruling into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations. He informed the Special Magistrate that the inoperable vehicle violation had been resolved.

The Deputy City Clerk swore in Abdelhameed Abdelhameed who stated that the grass was cut, the screen was repaired and there was no mold on the shed or bottom of the house. He stated that it was paint. Rachel Knaggs, Code Compliance Officer 3, informed the Special Magistrate that the Ordinance was regarding property maintenance therefore if it was paint or mildew it still had to be corrected.

The Special Magistrate found the property remained in violation and certified the fine in the amount of \$125/day if not in compliance within 24 hours plus the administrative costs of \$411.

Wise 24-17422 3821 SW Kober Rd

Code Officer Wise, previously sworn, read the case presentation, staff's recommendations, and the previous Special Magistrate's ruling into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Onel Barthelemy who stated that he was looking to repair the entire fence. Code Compliance Officer Knaggs stated that the fence had to be repaired or completely removed; it had to mirror the permit.

The Special Magistrate found the property remained in violation and certified the fine in the amount of \$25/day plus the administrative costs of \$411.

Wise 24-18753 825 SW Thrift Ave

Code Officer Wise, previously sworn, read the case presentation, staff's recommendations, and the previous Special Magistrate's ruling into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Albert Estopinal who stated that he paid a

deposit for the work to be completed and had pulled a permit.

The Special Magistrate continued the case for 30 days.

11. Certification of Fines Special Requests

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

[2025-531](#)

Mendoza 25-00257 2611 SW Cameo Blvd

Code Officer Mendoza read the case presentation, staff's recommendations, and the previous Special Magistrate's ruling into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations.

The Special Magistrate found that the Respondent failed to comply with the deadline set forth in the Violation Hearing, therefore she certified the fine in the amount of \$75/day, starting from April 9, 2025, plus \$225 which was incurred by the City to bring the property into compliance as well as the administrative costs of \$411.

Mendoza 25-00312 365 SW Todd Ave

Code Officer Mendoza read the case presentation, staff's recommendations, and the previous Special Magistrate's ruling into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations.

The Special Magistrate found that the Respondent failed to comply with the deadline set forth in the Violation Hearing, therefore she certified the fine in the amount of \$25/day, starting from March 19, 2025, plus \$225 which was incurred by the City to bring the property into compliance as well as the administrative costs of \$411.

12. Modification Requests

- 12.a** Hear Modifications Requests Cases and Approve the Staff
Recommendation

[2025-548](#)

(Clerk's Note: This item was heard after Item 6.).

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 Item #1,

has been agreed upon and requires Magistrate signature.

13. How Parties are Notified

Ms. Francois Dieujuste 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 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. She requested that the Clerk enter the cases into the record and asked the Special Magistrate if she had any questions on cases where parties were not present. The Special Magistrate replied in the negative.

14. Introduction of Cases Without Parties Present

The cases without parties were read into the record by Ms. Francois Dieujuste:

25-01272	3117 SW Fambrough St
25-01273	3126 SW Fambrough St
25-04817	508 SW Laconic Ave
24-17479	2102 SW Biella Ave
25-04960	1995 SW Logwood Rd
25-04361	861 SW Andrew Rd
25-03394	3950 SW Jarmer Rd
25-04169	4082 SW Haycroft St
25-04241	3822 SW Savona Blvd
25-04597	3533 SW Rosardo St
24-15003	1651 SE Mistletoe St
24-12828	874 SW Del Rio Blvd
24-17575	2526 SW Dawn St
24-17701	4150 SW Alice St

15. Public to be Heard

There were no public comments to be heard.

16. Adjourn

There being no further business, the meeting was adjourned at 10:27 a.m.

Shanna Donleavy, 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 11, 2025

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 Claudette Pelletier Esq. on June 11, 2025, at 9:00 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Claudette Pelletier Esq., Special Magistrate
Rachel Francois Dieujuste, Code Compliance Standards Associate
Wesley Armstrong, Code Compliance Supervisor
Aaron Biehl, Code Compliance Supervisor
Steve Owens, Code Compliance Supervisor
Catherine Laird, Code Compliance Officer
Michael Dickerson, Code Compliance Officer
Tyler Herzog, Code Compliance Officer
Richard Shiller, Deputy City Attorney
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

There was nothing to be heard under this item.

5. Late Abatements and/or Postponements

Code Compliance Standards Associate Dieujuste indicated that case 25-03998 was postponed.

Code Compliance Standards Associate Dieujuste indicated that the following cases were abated; 25-04339, 25-03960, 24-19390.

She also noted that there was an update to the agenda and a Special Request case would be heard.

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

[2025-542](#)

There was nothing heard under this item.

9. Code Violations

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

[2025-543](#)

12. LAIRD / CASE NO. 24-02598 / 988 SW BAYSHORE BLVD

(Clerk's Note: The Respondent appeared via Zoom.)

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.

The Deputy City Clerk swore in Respondent Albert Levitt who stated that they had submitted Requests for Proposals last year and then had to get approval from the Association to get the owners to pay for this, but since that time they had a new Board and hired a new accountant and treasurer. He stated that they had 3 new quotes and would be applying for a Special Assessment on August 1st because their bylaws state that they needed to wait 30 days before addressing the owners. He requested additional time, to which the City had no objection and recommended 60 days.

The Special Magistrate granted a 60-day extension.

3. DICKERSON / CASE NO. 24-10356 / 1780 SE HILLMOOR DR

Code Compliance Officer Dickerson 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 Brad Currie, Haley Ward, who represented the Respondent. He stated that he was brought in 2 weeks ago to assist

the property owner to come into compliance, and that they were applying for a Site Plan amendment and were about 30 days away from being able to submit it to the City. He requested a 6-month extension, stating that they would either receive an amendment or be able to comply with the original Site Plan. Steve Owens, Code Compliance Supervisor, suggested a 4-month extension and continuing with communication from there.

The Special Magistrate granted a 4-month extension.

4. DICKERSON / CASE NO. 24-14094 / 1900 SE HILLMOOR DR

Code Compliance Officer Dickerson 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 stated that the garbage compactor was affected by a fire last year and the property was moving forward to build a bigger corral. He noted that the only thing missing on the corral for compliance would be to put the gates back on, in which he was notified that this was going to be done.

The Deputy City Clerk swore in Respondent Damarys Santana Owens, who requested a 30-day extension.

The Special Magistrate granted a 30-day extension.

6. DICKERSON / CASE NO. 25-04744 / 1973 SW SAVAGE BLVD

Code Compliance Officer Dickerson 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 stated that 1 of 3 stop signs were installed, but it was in the incorrect location, and he detailed the current violations.

The Deputy City Clerk swore in Adam Parupia, who represented the Respondent. He stated that they had taken care of most of the issues, and he detailed compliance, noting that the dumpster area was still being repaired and that they had called Officer Dickinson. Officer Dickerson stated that he was out of the office when they had called and he would follow up for the corrections. Mr. Parupia requested a 30-day extension, to which the City did not have an objection.

The Special Magistrate granted a 30-day extension.

CODE SPECIAL REQUEST

14. HERZOG / CASE NO. 25-04978 / 1681 SW CLOVER ST

Code Compliance Officer Herzog 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 Special Magistrate found proper notice and based on the testimony and evidence reviewed, she found the property remained in violation of the remaining cited Code Sections and ordered a compliance deadline by June 18, 2025, and if not in compliance by that time, a hearing will be held to determine the fines. If not in compliance by June 18, 2025, the Special Magistrate authorized the City to enter the property, pursuant to Section 162.08(5), F.S., to bring the property into compliance.

10. Certification of Fines

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

[2025-545](#)

There was nothing heard under this item.

11. Certification of Fines Special Requests

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

[2025-546](#)

There was nothing heard under this item.

12. Vacant Lot Certification of Fines

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

[2025-547](#)

There was nothing heard under this item.

13. Vacant Lot Violations

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

[2025-544](#)

There was nothing heard under this item.

14. How Parties are Notified

Code Compliance Standards Associate Dieujuste 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 Code Compliance Standards Associate 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 she responded in the negative.

15. Introduction of Cases Without Parties Present

The following cases without parties present were read into the record by the Code Compliance Standards Associate:

25-02260 2013 SE West Dunbrooke Cir
25-03953 750 SW Monsoon Rd
25-02473 5977 NW Baynard Dr
25-02657 1659 SW Lexington Dr
25-02687 6458 NW Foxglove St
25-09139 1290 SW Bayshore Blvd
25-05471 1034 SW Janette Ave
25-05472 2683 SW Cameo Blvd
25-05710 4301 SW Jaunt Rd
25-05817 2789 SE Bluem Way
25-07692 5249 NW Gamma St
24-19029 1091 SE Port St. Lucie Blvd
24-19381 1090 SE Port St. Lucie Blvd
24-19394 221 SW Port St. Lucie Blvd
24-19750 1924 SW Gatlin Blvd
24-19751 2031 SW Gatlin Blvd
24-17274 491 SW Port St. Lucie Blvd
25-00250 4271 SW Xenon St
25-00254 1762 SE Westmoreland Blvd

16. Public to be Heard

There were no public comments to be heard.

17. Adjourn

There being no further business, the meeting was adjourned at 9:41 a.m.

Jasmin De Freese, Deputy City Clerk



Agenda Summary

2025-729

Agenda Date: 8/6/2025

Agenda Item No.: 8.a

Placement: New Business

Action Requested: Motion / Vote

Hear Modification Requests Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Project Coordinator, NSD.

Strategic Plan Link: The City's Goal of safe, clean, and beautiful.

Presentation Information: For cases where a party is present, the Code Compliance Officer will present their case findings and then an opportunity for the party present to testify will be given.

Staff Recommendation: Move that the Council Approves the modified lien amount.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Approves the modified lien amount.
2. Move that the Council not certify or approve the presented case and provide staff direction.

Background: The Special Magistrate is an attorney and member of the Florida Bar who is appointed by the City Council to preside over code enforcement matters. The Special Magistrate has the jurisdiction and authority to hear and decide alleged violations and exercise the powers of a Code Enforcement Board as provided in chapter 162, Florida Statutes.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: to be provided after the hearing.

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Modification Requests

#	Division	Case No.	Respondent(s)	Respondent Address
	Rojas	24-31600-BL	D E B Parts Welder Fabrication LLC	1930 SW Biltmore ST
	Rojas	24-10507	Aurora Basterova	249 SW Glenwood DR
	Rojas	24-18622	Aurora Basterova	249 SW Glenwood DR

Modification Requests

#	Division	Case No.	Respondent(s)	Respondent Address
	Rojas	24-31600-BL	D E B Parts Welder Fabrication LLC	1930 SW Biltmore ST
	Rojas	24-10507	Aurora Basterova	249 SW Glenwood DR
	Rojas	24-18622	Aurora Basterova	249 SW Glenwood DR



Agenda Summary

2025-730

Agenda Date: 8/6/2025

Agenda Item No.: 9.a

Placement: New Business

Action Requested: Motion / Vote

Hear Vacate Requests Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Project Coordinator, NSD.

Strategic Plan Link: The City's Goal of safe, clean, and beautiful.

Presentation Information: For cases where a party is present, the Code Compliance Officer will present their case findings and then an opportunity for the party present to testify will be given.

Staff Recommendation: Move that the Council Approves to vacate liens presented.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Approves to vacate liens presented.
2. Move that the Council not certify or approve the presented case and provide staff direction.

Background: The Special Magistrate is an attorney and member of the Florida Bar who is appointed by the City Council to preside over code enforcement matters. The Special Magistrate has the jurisdiction and authority to hear and decide alleged violations and exercise the powers of a Code Enforcement Board as provided in chapter 162, Florida Statutes.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Vacate Requests

#	Division	Case No.	Respondent(s)	Respondent Address
	Rojas	17-02879	Winsome L Nembhard	3204 SE Quay ST
	Rojas	18-06395	Winsome L Nembhard	3204 SE Quay ST
	Rojas	19-06955	Winsome L Nembhard	3204 SE Quay ST
	Rojas	22-02193	Winsome L Nembhard	3204 SE Quay ST
	Rojas	23-10127	Winsome L Nembhard	3204 SE Quay ST
	Rojas	24-07142	Winsome L Nembhard	3204 SE Quay ST
	Rojas	24-19074	Deutsche Bank National Trust Company (TR)	3204 SE Quay ST

Vacate Requests

#	Division	Case No.	Respondent(s)	Respondent Address
	Rojas	17-02879	Winsome L Nembhard	3204 SE Quay ST
	Rojas	18-06395	Winsome L Nembhard	3204 SE Quay ST
	Rojas	19-06955	Winsome L Nembhard	3204 SE Quay ST
	Rojas	22-02193	Winsome L Nembhard	3204 SE Quay ST
	Rojas	23-10127	Winsome L Nembhard	3204 SE Quay ST
	Rojas	24-07142	Winsome L Nembhard	3204 SE Quay ST



Agenda Summary

2025-731

Agenda Date: 8/6/2025

Agenda Item No.: 10.a

Placement: New Business

Action Requested: Motion / Vote

Hear Code Violations Cases and Approve the Staff Recommendation

Submitted By: Sara Brown

Strategic Plan Link: The City's Goal of safe, clean, and beautiful.

Presentation Information: For cases where a party is present, the Code Compliance Officer will present their case findings and then an opportunity for the party present to testify will be given.

Staff Recommendation: Move that the Council Find that the properties are in violation of the City Code and approve the compliance date as requested.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Find that the properties are in violation of the City Code and approve the compliance date as requested.
2. Move that the Council not certify or approve the presented case and provide staff direction.

Background: The Special Magistrate is an attorney and member of the Florida Bar who is appointed by the City Council to preside over code enforcement matters. The Special Magistrate has the jurisdiction and authority to hear and decide alleged violations and exercise the powers of a Code Enforcement Board as provided in chapter 162, Florida Statutes.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Code Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	25-04292	Patrick Morris & Dennise Morris	6135 NW Ginger Ln
	Bender	25-07109	William F Said Sr (LF EST) & Amy M Said (LF EST)	5925 NW Batchelor TER
	Bender	25-07112	Robert J Dorczuk	6550 NW Cambay ST
	Bender	25-08615	Christine Van Der Heide	5821 NW Dooley Cir
	Bender	25-08944	Paul D Kemp & Janice A Kemp	6158 NW Gatun Dr
	Bender	25-09242	Cariann D Martin & JB Jones III	5261 NW EVER RD
	Cerami	24-15469	Ryan J McClure & Ryan A McClure	3266 SW Nutley ST
	Cerami	25-01273	Roberto Lara & Roberto Lara Abreu : Mariela Santos Chamosa	3126 SW Fambrough ST
	Cerami	25-03576	Aysmel Aguasvivas Velazquez & Edwin Otoniel Molina	1818 SW Elijah AVE
	Cerami	25-03581	Ryan Maples	3434 SW Edo St
	Cerami	25-05521	Suzanne M McHale	3113 SW Hambrick St
	Cerami	25-07077	Scott A Van Lew	1490 SW San Esteban Ave
	Cerami	25-07081	Carlos A Navas	1691 SW Crawford AVE
	Cerami	25-09638	Meridian Partners 2 LLC	2991 SW Vittorio ST
	Cerami	25-10314	Daniel A Sanchez & Genine N Sanchez	2837 SW E Louise Cir
	Kashatus	25-01500	Jameson A Bennett & Vania Morales Baranda	329 SW Becker RD
	Kashatus	25-01882	Myrlene Severe	386 SW Lacroix AVE
	Kashatus	25-03584	Zuleida Bevans	526 SW Lacroix AVE
	Kashatus	25-04037	Agnes V Ferguson	4245 SW Whitebread RD
	Kashatus	25-05419	Daniel Duarte Jr	1590 SW Iffla AVE
	Kashatus	25-06271	Ben J Potter	4049 SW Kadlic ST
	Kashatus	25-06327	Edrick T Pata	4581 SW Hallmark ST

	Kashatus	25-06450	Luis O Cespedes	4501 SW Uleta ST
	Kashatus	25-06458	Jeffrey M Steele & Janet C Steele	4541 SW Uleta ST
	Kashatus	25-07438	David D Siebert	540 SW North Quick Cir
	Kashatus	25-07616	Richard John Mercy	4625 SW Babylon ST
	Kashatus	25-07849	Terence Robinson	4425 SW Rosser BLVD
	Kashatus	25-08131	Innocent Filsaime & Marie V Augustin	1321 SW Aachen AVE
	Kashatus	25-08290	Yoel De La Cruz Diaz & Elia R Garlobo Hernandez	4565 SW Floral ST
	Kashatus	25-08292	IH6 Property Florida LP	301 SW Log DR
	Kashatus	25-08508	IH6 Property Florida LP	4660 SW Keats ST
	Mendoza	25-04558	Melissa N DeFrancesco	1108 SW Estaugh AVE
	Mendoza	25-04567	Ralph W LaChance	1102 SW Abbey AVE
	Mendoza	25-04990	Mitchel Kunish: Michael Allen Coyle Jr	1882 SW Lennox ST
	Mendoza	25-05069	Debra Agostino	1050 SW Colorado AVE
	Mendoza	25-05245	Ryan Edward Smythe & Olivia Faith Vanella	2037 SW Cranberry ST
	Mendoza	25-05255	BAF Assets 2 LLC	402 SW Sansom LN
	Mendoza	25-05991	Shelanda Green	1873 SW Cycle ST
	Mendoza	25-06593	Terri L Brown	1949 SW Susset LN
	Mendoza	25-06679	Richard L Crane & Betty J Crane	2050 SW Certosa Rd
	Mendoza	25-06726	Sophia F Ewell	598 SW Comet TER
	Mendoza	25-07487	Marie Sevin Jean & Richlet Jean : Wolf Jean	2099 SW Del Rio BLVD
	Mendoza	25-07594	Yelitza Irizarry & Yomarie Irizarry	560 SW Bailey TER
	Mendoza	25-07919	Robert Owen & Theresa Owen	2089 SW Catalina Ter
	Mendoza	25-07942	Odiene Miller	1033 SW Coleman AVE
	Mendoza	25-07944	Agape Rental Investment LLC	2455 SW Monterrey LN
	Mendoza	25-08544	Ferdinando DeLuca	1874 SW Del Rio BLVD
	Mendoza	25-08595	Viviana Cabrera-Gonzalez	982 SW California BLVD

	Mendoza	25-08600	Elad Rahmaninov & Ofra Rahmaninov	2019 SW Bellevue AVE
	Mendoza	25-08608	Garfield A Whyte	1701 SW Janette AVE
	Mendoza	25-08663	Rajendra Jaimangal	502 SW Bacon TER
	Mendoza	25-08871	Robert Kissiday Jr	1617 SW Diamond St
	Mendoza	25-08905	Luis Garcia & Citlaly Esparza Bordier	1742 SW Congo ST
	Mendoza	25-09217	Lashonda Brown & Shannon Brown	1774 SW Alberca LN
	Mendoza	25-09223	Stephen John Campbell & Nedgy Sony Moise	1889 SW Leafy RD
	Mendoza	25-09225	Mary B Chandler	1720 SW Bradway LN
	Mendoza	25-09279	Billy L Staley Jr	2073 SW Americana ST
	Mendoza	25-09790	Elio Palma	1056 SW Whittier TER
	Mendoza	25-09828	Sarafin Perez, Liliana Perez & Camilo F Perez	2086 SW Capri ST
	Mendoza	25-09858	Tiffany B Strickland	1715 SW Bellevue AVE
	Mendoza	25-09918	Naomi J Poe	2051 SW Villanova RD
	Mendoza	25-10105	Santos O Canales & Candida Canales	1349 SW California BLVD
	Mendoza	25-10121	Luis M Anaya	744 SW Del Rio BLVD
	Rose	25-04948	Markus Jansen & Erika Jansen	2374 SW Wynnewood ST
	Rose	25-06204	Jorge Carpio	2402 SW Red TER
	Rose	25-06911	Yulia Baverman & Egor Baverman : Nir Lev Mordechay Baverman	2525 SW Westfield ST
	Rose	25-06916	Waldemar Biaca Neto	1731 SW Import DR
	Rose	25-08001	Frank C Budka (EST)	2637 SW Abel ST
	Rose	25-08078	Douglas J Witham & Alice F Witham	2537 SW Calender ST
	Rose	25-08212	Marina C King & Souzswaldo O Parrott	1967 SW Aguero ST
	Rose	25-08445	Natasha J Wagner & Robert M Hopkins	1118 SW Babcock AVE

	Rose	25-08462	Thomas W Ollinger & Marla E Ollinger	1014 SW Consolata AVE
	Rose	25-08642	Edward Saks	2757 SW Abelard St
	Rose	25-08719	Emmanuel Charles & Shinton Paul	2586 SW Aberdeen ST
	Rose	25-09113	Home SFR Borrower LLC	2214 SW JAY AVE
	Rose	25-09249	Tammy L Duguay & Aldo J R Duguay	2303 SW Kent CIR
	Wise	24-16182	James D O'Donnell & Kimberly Sala : Catherine A Sala	1314 SW Glastonberry AVE
	Wise	25-03118	Brian Schneider	4000 SW Balleto St
	Wise	25-03224	Andres Torres	3857 SW Kolsted ST
	Wise	25-03520	Steven C Reader	879 SW Thrift AVE
	Wise	25-04072	Katherine L McIntire	1458 SW Glastonberry Ave
	Wise	25-04094	Dominick Mattino	3561 SW Margela ST
	Wise	25-04511	Jamesley Jean Louis & Lovely Pierre	3543 SW Rosser BLVD
	Wise	25-05839	David Nelson & Karla Nelson	1074 SW Janar AVE
	Wise	25-05844	Christine Brooks-Mendoza & Juan C Mendoza	1057 SW Janar AVE
	Wise	25-06567	Rosemary Tayerle	3982 SW Jarmer RD
	Wise	25-06648	George L Perez & Virginia R Perez	798 SW Sarazen Ave
	Wise	25-06797	Darryl Joachim, Donald Joachim & Mancia Joachim	949 SW Mcdevitt AVE
	Wise	25-06813	Matthew W Jackson	1018 SW Alcantarra BLVD
	Wise	25-07181	Anthony J Agostino	1351 SW Tadlock AVE
	Wise	25-07185	Corona Brown : Cedric Brown	1311 SW Tadlock AVE
	Wise	25-07358	Joseph J Stephen	3671 SW Haines ST
	Wise	25-07362	Kathi Singleton	3601 SW Europe ST
	Wise	25-07369	LAMCO ASSET COMPANY 1 LLC	1757 SW Open View DR
	Wise	25-07507	Gerard Godfroy	498 SW Laird AVE
	Wise	25-08035	Elsie Toussaint	622 SW Sareta AVE

	Wise	25-08214	Tiffany Udell & Matthew W Brack	621 SW Mccoy AVE
	Wise	25-08926	David Rivera	1391 SW Amboy AVE
	Wise	25-09644	Cielo Morrison & Noel Morrison	873 SW Thrift AVE
	Wise	25-09778	Yvania Pompilus	3801 SW Kocerik ST
	Wise	25-09997	Doreen Yvonne Cunningham (LF EST)	1801 SW Penrose Ave
	Wise	25-10347	Camila Mathura	1932 SW Airoso BLVD
	Wise	25-11174	Jesus Adrian Perez Garcia	1985 SW Aquarius LN

Code Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	25-07112	Robert J Dorczuk	6550 NW Cambay ST
	Bender	25-08615	Christine Van Der Heide	5821 NW Dooley Cir
	Bender	25-08944	Paul D Kemp & Janice A Kemp	6158 NW Gatun Dr
	Bender	25-09242	Cariann D Martin & JB Jones III	5261 NW EVER RD
	Cerami	25-01273	Roberto Lara & Roberto Lara Abreu : Mariela Santos Chamosa	3126 SW Fambrough ST
	Cerami	25-03576	Aysmel Aguasvivas Velazquez & Edwin Otoniel Molina	1818 SW Elijah AVE
	Cerami	25-03581	Ryan Maples	3434 SW Edo St
	Cerami	25-05521	Suzanne M McHale	3113 SW Hambrick St
	Cerami	25-07077	Scott A Van Lew	1490 SW San Esteban Ave
	Kashatus	25-01500	Jameson A Bennett & Vania Morales Baranda	329 SW Becker RD
	Kashatus	25-04037	Agnes V Ferguson	4245 SW Whitebread RD
	Kashatus	25-06327	Edrick T Pata	4581 SW Hallmark ST
	Kashatus	25-07438	David D Siebert	540 SW North Quick Cir
	Kashatus	25-08131	Innocent Filsaime & Marie V Augustin	1321 SW Aachen AVE
	Mendoza	25-04558	Melissa N DeFrancesco	1108 SW Estaugh AVE
	Mendoza	25-05245	Ryan Edward Smythe & Olivia Faith Vanella	2037 SW Cranberry ST
	Mendoza	25-05991	Shelanda Green	1873 SW Cycle ST
	Mendoza	25-06593	Terri L Brown	1949 SW Susset LN
	Mendoza	25-07942	Odiennie Miller	1033 SW Coleman AVE
	Mendoza	25-08608	Garfield A Whyte	1701 SW Janette AVE
	Mendoza	25-09790	Elio Palma	1056 SW Whittier TER

	Mendoza	25-09828	Sarafin Perez, Liliana Perez & Camilo F Perez	2086 SW Capri ST
	Mendoza	25-09918	Naomi J Poe	2051 SW Villanova RD
	Mendoza	25-10105	Santos O Canales & Candida Canales	1349 SW California BLVD
	Rose	25-06911	Yulia Baverman & Egor Baverman : Nir Lev Mordechay Baverman	2525 SW Westfield ST
	Wise	25-03224	Andres Torres	3857 SW Kolsted ST
	Wise	25-04072	Katherine L McIntire	1458 SW Glastonberry Ave
	Wise	25-04511	Jamesley Jean Louis & Lovely Pierre	3543 SW Rosser BLVD
	Wise	25-05844	Christine Brooks-Mendoza & Juan C Mendoza	1057 SW Janar AVE
	Wise	25-09876	Krystal Robinson & Chercolby Robinson-Pinder	1392 SW Ingrassina AVE
	Wise	25-09997	Doreen Yvonne Cunningham (LF EST)	1801 SW Penrose Ave
	Wise	25-11174	Jesus Adrian Perez Garcia	1985 SW Aquarius LN
	Wise	25-11890	Destinny K Greene	525 SW Nautical Ave
	Wise	25-12387	Christopher Robin Real Estate Inc	1741 SW Brisbane ST



Agenda Summary

2025-732

Agenda Date: 8/6/2025

Agenda Item No.: 11.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
	Cerami	25-08419	Gary Tucker	3218 SW Savona BLVD
	Cerami	25-11075	Joan B Scott	991 SW Versailles Ave
	Kashatus	25-03707	Sara E Arguelles & Thomas M Petkevich	4626 SW Scanavino ST
	Kashatus	25-07399	Aaron Blum	4674 SW Pearl ST
	Kashatus	25-09841	Edwige Baptiste & Carline Baptiste	4381 SW Paley RD
	Mendoza	25-04576	Sebastian Walsh	1991 SW Dorado LN
	Mendoza	25-04578	Cynthia A Deeson & Jessica McCoy	1917 SW Flower LN
	Mendoza	25-09089	Jorge Camacho & Ermys Garcia Roves : Josley Gonzalez	882 SW Worcester LN
	Mendoza	25-09302	Sandra Emilita & Jeffrey J Somers	1071 SW Goodman AVE
	Mendoza	25-09728	Avital Greenfest (TR)	1751 SW Southworth TER
	Mendoza	25-09740	Cumings Sunshine LLC c/o Mark Cummings	1850 SW Success ST
	Mendoza	25-09787	FKH SFR C1 LP	1371 SW Sudder AVE
	Mendoza	25-09824	Krista L Williams	924 SW Harvard RD
	Mendoza	25-09989	Levitique Previl	1050 SW John Maccormack TER
	Mendoza	25-10037	Jose J Gonzalez Lopez	2126 SW Janette Ave
	Mendoza	25-10104	Marie N Mulhall (EST)	1773 SW Ruiz TER
	Mendoza	25-10159	2018-1 IH Borrower LP c/o Ryan LLC	942 SW Nichols TER
	Mendoza	25-10396	Lesly Samedy & Carline Samedy	977 SW Nichols TER
	Mendoza	25-10441	Tovoy Allen	838 SW Paul Revere TER
	Mendoza	25-10474	JUSANMA LLC	1881 SW Davis ST
	Rose	25-09634	Daniel D Rivera & Hector Rivera	2526 SW Dawn S
	Wise	24-19332	Lisa Padova	1302 SW Mancuso Ave

	Wise	25-09876	Krystal Robinson & Chercolby Robinson-Pinder	1392 SW Ingrassina AVE
	Wise	25-10123	IH6 Property Florida LP	819 SW Tulip BLVD
	Wise	25-10434	Fidel Arroyo & Guisela Julia Correa	1351 SW Stony AVE
	Wise	25-11890	Destinny K Greene	525 SW Nautical Ave
	Wise	25-12387	Christopher Robin Real Estate Inc	1741 SW Brisbane ST

Code Violations Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Cerami	25-11075	Joan B Scott	991 SW Versailles Ave
	Kashatus	25-06450	Luis O Cespedes	4501 SW Uleta ST
	Kashatus	25-07849	Terence Robinson	4425 SW Rosser BLVD
	Mendoza	25-04576	Sebastian Walsh	1991 SW Dorado LN
	Mendoza	25-04578	Cynthia A Deeson & Jessica McCoy	1917 SW Flower LN
	Mendoza	25-04990	Mitchel Kunish: Michael Allen Coyle Jr	1882 SW Lennox ST
	Mendoza	25-05069	Debra Agostino	1050 SW Colorado AVE
	Mendoza	25-09223	Stephen John Campbell & Nedgy Sony Moise	1889 SW Leafy RD
	Mendoza	25-09740	Cumings Sunshine LLC c/o Mark Cummings	1850 SW Success ST
	Mendoza	25-09787	FKH SFR C1 LP	1371 SW Sudder AVE
	Mendoza	25-10441	Tovoy Allen	838 SW Paul Revere TER
	Rose	25-08445	Natasha J Wagner & Robert M Hopkins	1118 SW Babcock AVE
	Rose	25-08462	Thomas W Ollinger & Marla E Ollinger	1014 SW Consolata AVE
	Wise	25-03118	Brian Schneider	4000 SW Balleto St
	Wise	25-06567	Rosemary Tayerle	3982 SW Jarmer RD
	Wise	25-06813	Matthew W Jackson	1018 SW Alcantarra BLVD



Agenda Summary

2025-733

Agenda Date: 8/6/2025

Agenda Item No.: 12.a

Placement: New Business

Action Requested: Motion / Vote

Hear Certification of Fines Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Project Coordinator, NSD.

Strategic Plan Link: The City's Goal of safe, clean, and beautiful.

Presentation Information: For cases where a party is present, the Code Compliance Officer will present their case findings and then an opportunity for the party present to testify will be given.

Staff Recommendation: Move that the Council Certify the lien, daily fine and administrative charges on the property.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Certify the lien, daily fine and administrative charges on the property.
2. Move that the Council not certify or approve the presented case and provide staff direction.

Background: The Special Magistrate is an attorney and member of the Florida Bar who is appointed by the City Council to preside over code enforcement matters. The Special Magistrate has the jurisdiction and authority to hear and decide alleged violations and exercise the powers of a Code Enforcement Board as provided in chapter 162, Florida Statutes.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	25-08285	Jacky Dorema & Gerone Dorema	6477 NW Groveland TER
	Bender	25-08652	Bruce Wagenstein	6479 NW Groveland Terr
	Cerami	23-15921	Lions Den Holdings LLC	3597 SW San Miguel ST
	Cerami	25-04000	Grisel Hernandez	3412 SW Esperanto ST
	Kashatus	23-14895	Ryan Batista	1766 SE Aires LN
	Kashatus	23-17379	Carole Vasta (LF EST)	1882 SE AIRES LN
	Kashatus	25-01832	Jeandy Joseph & Garlene D Joseph	4174 SW Darwin BLVD
	Mendoza	24-05658	Ryan Lantz & Michael Haefs	108 SW Eyerly AVE
	Mendoza	25-00708	Anthony B Couluris	2298 SW Franklin St
	Wise	25-02123	Rodney T Greathouse	442 SW Fifer Ave
	Wise	25-04364	Alin Jean & Cleante Jean	3831 SW Ridley ST
	Wise	25-05760	William H Amburgy (LF EST)	1702 SW Lofgren AV

Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Cerami	25-04000	Grisel Hernandez	3412 SW Esperanto ST
	Kashatus	23-17379	Carole Vasta (LF EST)	1882 SE AIRES LN
	Kashatus	25-01832	Jeandy Joseph & Garlene D Joseph	4174 SW Darwin BLVD
	Mendoza	24-05658	Ryan Lantz & Michael Haefs	108 SW Eyerly AVE
	Wise	25-02123	Rodney T Greathouse	442 SW Fifer Ave
	Wise	25-04364	Alin Jean & Cleante Jean	3831 SW Ridley ST



Agenda Summary

2025-734

Agenda Date: 8/6/2025

Agenda Item No.: 13.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
	Kashatus	25-03786	Kristina Mesadieu & Pamela Mesadieu	1237 SW Edinburgh DR
	Mendoza	24-18927	Nancy D'Agostino (EST)	1512 SW Aledo Ln
	Wise	24-18104	Delfin J Hernandez (EST)	311 SW Feldman AVE

Next Magistrate Hearing – August 13, 2025 SM Davis

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

Certification of Fines Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Cerami	23-15921	Lions Den Holdings LLC	3597 SW San Miguel ST
	Cerami	24-18927	Nancy D'Agostino (EST)	1512 SW Aledo Ln
	Kashatus	25-03786	Kristina Mesadieu & Pamela Mesadieu	1237 SW Edinburgh DR
	Wise	24-18104	Delfin J Hernandez (EST)	311 SW Feldman AVE