

City of Port St. Lucie

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



Meeting Agenda

Addition of Items 12A and 13A

Wednesday, October 15, 2025

9:00 AM

City Hall, Council Chambers

Special Magistrate Hearing

1. **Meeting Called to Order**
2. **Pledge of Allegiance**
3. **Swearing in Code Specialist and/or Building Investigators**
4. **Approval of Minutes**
5. **Late Abatements and/or Postponements**
6. **Approval of Agenda**
7. **Introduction of Cases**
8. **Code Violations**
 - 8.a Hear Code Violations Cases and Approve the Staff Recommendation [2025-968](#)
9. **Code Violations Special Requests**
 - 9.a Hear Code Violations Special Requests Cases and Approve the Staff Recommendation [2025-969](#)
10. **Certification of Fines**
 - 10.a Hear Certification of Fines Cases and Approve the Staff Recommendation [2025-970](#)
11. **Certification of Fines Special Requests**
 - 11.a Hear Certification of Fines Special Requests Cases and Approve the Staff Recommendation [2025-971](#)
12. **Modification Requests**
 - 12.a Hear Modification Requests Cases and Approve the Staff Recommendation [2025-1008](#)
13. **Vacate Requests**
 - 13.a Hear Vacate Requests Cases and Approve the Staff Recommendation [2025-1009](#)

- 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

2025-968

Agenda Date: 10/15/2025

Agenda Item No.: 8.a

Placement: New Business

Action Requested: Motion / Vote

Hear Code Violations Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Project Coordinator, NSD.

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

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

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

Alternate Recommendations:

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

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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

Code Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	25-06109	Zidor Charles & Guerda M Charle	166 NW Aileen ST
	Bender	25-08285	Jacky Dorema & Gerone Dorema	6477 NW Groveland TER
	Bender	25-08833	John Rain (EST), Peter Rain (EST) & Catherine Behr	253 NW Floresta Dr
	Bender	25-11948	Marie F Jeanty	5935 NW Batchelor TER
	Bender	25-12908	Stanley W Dickerson & Noni G Ehrola-Dickerson	434 NE Camelot DR
	Bender	25-13821	Sauveur Dessan & Samuel Dessan	241 NW Ferris DR
	Bender	25-14303	Pablo Guido & Tatiana Ninoska Guido	6338 NW Topaz WAY
	Gomez	25-13911	George F Royle III & Autumn Otto	2001 SE Ellington TER
	Gomez	25-14011	Althia M Griffith (LF EST)	2034 SE Ellington TER
	Peco	25-07434	Alex Alvarez Planes & Paulina L Pichardo Planes	2859 SE Pace DR
	Peco	25-07986	Aissatou Gayle	2350 SE Corsica RD
	Peco	25-09119	Kyle Baitsholts & Kristin Baitsholts	325 SE Cork RD
	Peco	25-11328	Melanie Fernandez	2361 SE Bordeaux CT
	Peco	25-11939	Robert Charles Di Salvo & Dawn Michele Di Salvo	3297 SE Quay ST
	Peco	25-12535	Samuel Deen	3053 SE Wake RD
	Peco	25-12537	Nicholas Vivirito	1782 SE Elkhart TER
	Peco	25-13480	Luis A Ortega	459 SW Namoit PL
	Pierre	25-08138	Stacy L Sweet	801 SE Kendall AVE
	Pierre	25-12438	Aileen D Palmer	674 SE Starfish Ave
	Pierre	25-12440	Joan T Bischoff Hanna	755 SE Albatross AVE
	Wise	25-12197	Dianne Wood (LF EST)	302 SW Eyerly AVE
	Wise	25-12205	Michelle A Jaggermauth & Shawn A Gillette	1162 SW Airoso Blvd
	Wise	25-12736	Angel Gordian & Ruth Ellen Gordian	219 SE Crosspoint DR

Code Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	25-08285	Jacky Dorema & Gerone Dorema	6477 NW Groveland TER
	Bender	25-13689	Sarah Bennari	701 NW Cardinal DR
	Peco	25-07434	Alex Alvarez Planes & Paulina L Pichardo Planes	2859 SE Pace DR
	Peco	25-09119	Kyle Baitsholts & Kristin Baitsholts	325 SE Cork RD
	Peco	25-11328	Melanie Fernandez	2361 SE Bordeaux CT
	Peco	25-12537	Nicholas Vivirito	1782 SE Elkhart TER
	Peco	25-13480	Luis A Ortega	459 SW Namoit PL
	Peco	25-13842	Felix R Di Higo & Paulette Di Higo	176 SW Paar DR
	Pierre	25-12438	Aileen D Palmer	674 SE Starfish Ave
	Wise	25-12181	Seliomar S Da Silva	1258 SW Cynthia ST
	Wise	25-12205	Michelle A Jaggermauth & Shawn A Gillette	1162 SW Airoso Blvd



Agenda Summary

2025-969

Agenda Date: 10/15/2025

Agenda Item No.: 9.a

Placement: New Business

Action Requested: Motion / Vote

Hear Code Violations Special Requests Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Project Coordinator, NSD.

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

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

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

Alternate Recommendations:

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

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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

Code Violations Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	25-03539	Natalie R Fazio	233 NE Greenbrier AVE
	Bender	25-12873	Colin M Ward (EST)	699 NW Riverside DR
	Bender	25-13299	Ricardo Aurelio Melendez Guerrero	401 NW Lincoln AVE
	Bender	25-13614	Betty J Gray	752 NW Kilpatrick Ave
	Bender	25-13689	Sarah Bennari	701 NW Cardinal DR
	Bender	25-13721	Sophonie Estinfort, Guiland Estinfort & Guiliano Estinfort	793 SW Dorchester ST
	Bender	25-13749	Frederick Wallack	561 NW Biscayne DR
	Bender	25-14167	Patricia Ocallaghan	782 NW Selvitz RD
	Gomez	25-09614	Daile A Pfeiffer (TR) & Michael Albanese (TR)	1761 SE North Blackwell DR
	Gomez	25-13003	Vincent Steele & Monica E Steele	2413 SE Rock Springs DR
	Gomez	25-13899	Mary Ann Waldrip	2122 SE Heathwood CIR
	Gomez	25-14329	Patrick Sandor	1998 SE Lavina CIR
	Mendoza	25-15570	Rebecca Stewart, Minna Stewart & William Whitmore	2597 SW Grotto CIR
	Peco	25-12620	Patrick Alexis & Kesha M Alexis	1958 SE Avanti CIR
	Peco	25-13317	Jo Chalson	4180 SW Webb St
	Peco	25-13842	Felix R Di Higo & Paulette Di Higo	176 SW Paar DR
	Pierre	25-09400	770 Alpha Fund LLC	1633 SE Shepard LN
	Pierre	25-10004	Bonita R Herrick	542 SE Seahouse DR
	Pierre	25-10216	Sara Cormier & Eric Cormier	1300 SE Navajo LN
	Pierre	25-12450	Lovens Gabriel	649 SE Capon TER
	Pierre	25-12937	Nicole Vazquez & Jonathan Vazquez	837 SE Cavern AVE

	Pierre	25-13420	Linda M Shearer	1642 SE Ocean LN
	Pierre	25-13757	Ignacio Aroldo Lopez Velasquez	338 SE Evergreen TER
	Wise	25-08570	David A Edstrand & Mary Edstrand	1541 SE Sutton ST
	Wise	25-10725	Frederick Schellenberg	102 SW Donna TER
	Wise	25-10875	Marthe Darline Jean & Jean Addely Romain	1224 SE Ladner ST
	Wise	25-10884	Ronald B Mundy	277 SE Crosspoint DR
	Wise	25-12181	Seliomar S Da Silva	1258 SW Cynthia ST
	Wise	25-12270	Jose Rafael Montanez (EST)	301 SW Whitmore DR
	Wise	25-12767	Christine Marsh & Daniel Myer	295 SW Holden TER
	Wise	25-13640	Marquis Levat Johnson & Mary Swint	2081 SW Gemini LN

Code Violations Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	25-13299	Ricardo Aurelio Melendez Guerrero	401 NW Lincoln AVE
	Bender	25-14167	Patricia Ocallaghan	782 NW Selvitz RD
	Bender	25-14955	Nicole A Duchene & Erik I Duchene	5810 NW Fall Flower CT
	Cerami	25-13440	Freedom Mortgage Corporation	1994 SW Guernsey ST
	Gomez	25-09614	Daile A Pfeiffer (TR) & Michael Albanese (TR)	1761 SE NorthBlackwell DR
	Peco	25-13317	Jo Chalson	4180 SW Webb St
	Pierre	25-09400	770 Alpha Fund LLC	1633 SE Shepard LN
	Pierre	25-10216	Sara Cormier & Eric Cormier	1300 SE Navajo LN
	Pierre	25-12450	Lovens Gabriel	649 SE Capon TER
	Wise	25-10884	Ronald B Mundy	277 SE Crosspoint DR
	Wise	25-12767	Christine Marsh & Daniel Myer	295 SW Holden TER



Agenda Summary

2025-970

Agenda Date: 10/15/2025

Agenda Item No.: 10.a

Placement: New Business

Action Requested: Motion / Vote

Hear Certification of Fines Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Project Coordinator, NSD.

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

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

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

Alternate Recommendations:

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

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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

Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	25-12433	Mitchell A Tunkel	745 NE Galilean ST
	Diaz	24-19376	Real Sub LLC	3225 SW Port St Lucie BLVD
	Peco	25-07783	Leodis Jose Santos & Orquidea Santos	1842 SE Oxmoor CT
	Wise	25-03224	Andres Torres	3857 SW Kolsted ST
	Wise	25-05417	John D Solari	1074 SW Spataro Ave
	Wise	25-06567	Rosemary Tayerle	3982 SW Jarmer RD
	Wise	25-06754	Blanca Rivera, Leonides Rivera & Miguel Contreras	3614 SW Viceroy ST

Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Peco	25-07783	Leodis Jose Santos & Orquidea Santos	1842 SE Oxmoor CT
	Wise	25-06754	Blanca Rivera, Leonides Rivera & Miguel Contreras	3614 SW Viceroy ST



Agenda Summary

2025-971

Agenda Date: 10/15/2025

Agenda Item No.: 11.a

Placement: New Business

Action Requested: Motion / Vote

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

Submitted By: Sara Brown, Project Coordinator, NSD.

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

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

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

Alternate Recommendations:

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

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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

Certification of Fines Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	25-10027	Edmund C Orandash (EST)	5718 NW North Macedo BLVD
	Gomez	24-17042	Adam Prescott Kinloch	2170 SE Glenrock TER
	Gomez	25-08329	Patrick Richardson	1791 SE Ridgewood ST
	Pierre	25-05102	Paul M Leary & Martha E Leary	451 SE Evans AVE
	Pierre	25-06530	Jack Grant Maxwell (LF EST)	938 SE Browning AVE
	Wise	25-03118	Brian Schneider	4000 SW Balleto ST
	Wise	25-06813	Matthew W Jackson	1018 SW Alcantarra BLVD

Next Magistrate Hearing – ~~October 22, 2025 SM Pelletier~~ Cancelled.

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
	Bender	25-10027	Edmund C Orandash (EST)	5718 NW North Macedo BLVD
	Gomez	24-17042	Adam Prescott Kinloch	2170 SE Glenrock TER
	Gomez	25-08329	Patrick Richardson	1791 SE Ridgewood ST
	Pierre	25-05102	Paul M Leary & Martha E Leary	451 SE Evans AVE
	Pierre	25-06530	Jack Grant Maxwell (LF EST)	938 SE Browning AVE
	Wise	25-03118	Brian Schneider	4000 SW Balleto ST



Agenda Summary

2025-1008

Agenda Date: 10/15/2025

Agenda Item No.: 12.a

Placement: New Business

Action Requested: Motion / Vote

Hear Modification Requests Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Project Coordinator, NSD.

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

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

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

Alternate Recommendations:

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

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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

Modification Requests

#	Specialist	Case No.	Respondent(s)	Respondent Address
	Rojas	23-31108 BL	Mike R Saint Hubert and Nadege Saint Hubert	100 SW Todd Ave



Agenda Summary

2025-1009

Agenda Date: 10/15/2025

Agenda Item No.: 13.a

Placement: New Business

Action Requested: Motion / Vote

Hear Vacate Requests Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Project Coordinator, NSD.

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

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

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

Alternate Recommendations:

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

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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

Vacate Requests

#	Specialist	Case No.	Respondent(s)	Respondent Address
	Rojas	25-32134- BL	Winston F Chong and Blanca L Beraza	1389 SW Bayshore Blvd
	Rojas	19-09891	Samuel E Rogers	3165 SW East Blackwell Dr

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