

City of Port St. Lucie

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



Meeting Agenda

Addition of Item 15A

Wednesday, November 12, 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 8/20/2025, 9/10/2025 and 10/8/2025 Cases and Approve the Staff Recommendation [2025-1059](#)
5. **Late Abatements and/or Postponements**
6. **Approval of Agenda**
7. **Introduction of Cases**
8. **Solid Waste Certification of Fines**
 - 8.a Hear Solid Waste Certification of Fines Cases and Approve the Staff Recommendation [2025-1060](#)
9. **Code Violations**
 - 9.a Hear Code Violations Cases and Approve the Staff Recommendation [2025-1061](#)
10. **Code Violations Special Requests**
 - 10.a Hear Code Violations Special Requests Cases and Approve the Staff Recommendation [2025-1062](#)
11. **Vacant Lot Violations**
 - 11.a Hear Vacant Lot Violations Cases and Approve the Staff Recommendation [2025-1066](#)
12. **Vacant Lot Certification of Fines**
 - 12.a Hear Vacant Lot Certification of Fines Cases and Approve the Staff Recommendation [2025-1067](#)
13. **Certification of Fines**

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

[2025-1068](#)

14. Certification of Fines Special Requests

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

[2025-1069](#)

15. Modification Requests

- 15.a** Hear Modification Requests Cases and Approve the Staff Recommendation

[2025-1099](#)

16. How Parties are Notified

17. Introduction of Cases Without Parties Present

18. Public to be Heard

19. 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

2025-1059

Agenda Date: 11/12/2025

Agenda Item No.: 4.a

Placement: Approval of Minutes

Action Requested: Motion / Vote

Hear Approval of Minutes for 8/20/2025, 9/10/2025 and 10/8/2025 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

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

Wednesday, August 20, 2025

9:00 AM

City Hall, Council Chambers

Addition of Items 12A and 13A

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 August 20, 2025, at 9:11 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
Wesley Armstrong, Code Compliance Supervisor
Aaron Biehl, Code Compliance Supervisor
Carlloyd Rose, Code Compliance Officer
Roque Gomez, Code Compliance Officer
Brandon Wise, Code Compliance Officer
Mishla Pierre, Code Compliance Officer
Greg Bender, Code Compliance Officer
Sarah Peco, Code Compliance Officer
Evelyn Rojas, Lien Services Officer
Janet Williams, Lien Services Officer
KeAndrea Davis, 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

Project Coordinator Brown indicated that the following cases were postponed;

25-06463, 25-07215, and 24-17042.

6. Approval of Agenda

The Special Magistrate approved the agenda, as published.

7. Introduction of Cases

8. Code Violations

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

[2025-769](#)

25. WISE / CASE NO. 25-09958 / 652 SW DWIGHT AVE

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

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.

Attorney Fuller represented the applicant and informed that this was a probate matter and they were hoping to close soon. She explained that the majority of the heirs live in Japan, and that they had a situation with one of the heirs not being biological, but they had since obtained a new Affidavit of Heirship. The Special Magistrate inquired as to how close they were to finishing, to which Attorney Fuller replied that the heirs had approved of selling the home and they had a buyer, so they anticipated closing by the end of August or early September. The Special Magistrate then inquired about the condition of the roof, to which Attorney Fuller replied that there was a tarp, but it had been taken off so she was unsure of the issues that would make it a violation, and Officer Wise also clarified that no other issues required permitting.

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 60-day compliance deadline by October 22, 2025.

23. WISE / CASE NO. 25-09251 / 2086 SW GEMINI LN

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 added that the Respondent was in the process of obtaining a permit.

The Deputy City Clerk swore in Respondent Luanne Haygood, who stated that her parents (the McQuade's) had moved, and mail had been

forwarded to their new address, so she did not receive the first notice, and she requested an extension. The Special Magistrate inquired of a timeframe for compliance, to which Ms. Haygood replied that she was not sure and was on a waitlist for an assistant program. Officer Wise stated that the City would recommend a 90-day compliance date. The Special Magistrate continued the case to November 12, 2025.

22. WISE / CASE NO. 25-08433 / 301 SW FAIRWAY 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.

The Deputy City Clerk swore in Respondent John O'Conner, who informed that it was his mother's estate that he would be taking over, and that he had a permit to repair the driveway. Supervisor Armstrong advised that the entire culvert did not need to be replaced and made recommendations to resolve the issues. He recommended a 90-day continuation.

The Special Magistrate continued this case to November 12, 2025.

17. ROSE / CASE NO. 25-05558 / 2137 SW IMPERIAL ST

Code Compliance Officer Rose 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 Kara Francis, who advised that she rents the home from Respondent Virginia Frasier. She requested a 30-day extension, to which the City did not have an objection.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and order a compliance deadline of September 24, 2025.

19. WISE / CASE NO. 25-05256 / 2049 SW BURLINGTON 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.

The Deputy City Clerk swore in Respondent Jean Claude Alcime, who stated that this was a rental property, and that the tenant had passed away, but his wife refused to move the vehicle, so they contacted his son

in Detroit who had since removed it. He stated that he could take care of compliance for the remaining violations by 30-days.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and order a compliance deadline of September 27, 2025.

20. WISE / CASE NO. 25-07261 / 301 SW FAIRWAY 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.)

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and granted all relief requested by the City.

9. Code Violations Special Requests

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

[2025-770](#)

31. GOMEZ / CASE NO. 25-09892 / 1562 SE COLLETTE CIR

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

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 Special Magistrate inquired if this was an unoccupied residence, to which Officer Gomez responded in the negative and stated that there were also maxed-out liens. The Special Magistrate inquired if there was a separate case for the boarded windows, to which Officer Gomez replied that it was not part of this case, and it was due to a police incident in which they had to break the windows.

The Deputy City Clerk swore in Respondent Kimberly Bigelow, who stated that she did not have a landscaper, the police blew out her windows, the debris in the backyard was not garbage as it was bicycle parts that her son puts together, the screen enclosures needed to be done, they put a cover on the pool, the roof would be put on this week or next week, the mailbox does have the address on it, and the stucco needs to be redone. She stated that she did not have the funds, but was doing the best she could, that the grass was taken care of last week, but she did not contact Code

Compliance to inform them, and that she was working on getting the car back on the road.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and order a 30-day compliance deadline of September 24, 2025. If not in compliance by September 24, 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.

29. GOMEZ / CASE NO. 25-06126 / 2462 SE TRACY 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. He stated the Respondent advised him that it would be taken care of next week.

The Deputy City Clerk swore in Emanuel Mobley. The Special Magistrate inquired as to how long he would need to come into compliance, to which Mr. Mobley replied 30 days.

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 compliance by September 17, 2025. If not in compliance by September 17, 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.

45. WISE / CASE NO. 25-10259 / 225 SW THORNHILL DR

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.

The Deputy City Clerk swore in Respondent Thaddeus Isenhour, who stated that he thought everything was taken care of, but that he would maintain the high grass and weeds. He requested a few weeks 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 order a compliance deadline of September 3, 2025. If not in compliance by September 3, 2025, and the Special Magistrate authorized the City to enter the property, pursuant to Section 162.08(5), F.S., to bring

the property into compliance.

32. GOMEZ / CASE NO. 25-10092 / 1825 SE BALLETO ST

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 Kurt Hoyer, who stated that the grass had since been cut as he had a lawn service that takes care of it. He stated that the side plants were not his and his neighbor was in the process of trimming them, and that many items have since been removed. He also stated that he had a rodent infestation and had to move the items out, but the problem had been remedied. The Special Magistrate inquired as to how much time he would need to come into compliance, to which Mr. Hoyer replied just a couple of weeks.

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 compliance by September 3, 2025.

26. BENDER / CASE NO. 25-07471 / 166 NW CARMELITE ST

(Clerk's Note: The Respondent was not present.)

Code Compliance Officer Bender 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, he found the property remained in violation of the remaining cited Code Sections and granted all relief requested by the City.

27. BENDER / CASE NO. 25-10027 / 5718 NW NORTH MACEDO BLVD

(Clerk's Note: The Respondent was not present.)

Code Compliance Officer Bender 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, he found the property remained in violation of the remaining cited Code Sections and granted all relief requested by the City.

28. GOMEZ / CASE NO. 24-19356 / 1525 SE FACULTY CT

(Clerk's Note: The Respondent was not present.)

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 Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation of the remaining cited Code Sections and granted all relief requested by the City.

30. GOMEZ / CASE NO. 25-08198 / 1343 SE VESTRIDGE LN

(Clerk's Note: The Respondent was not present.)

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 Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation of the remaining cited Code Sections and granted all relief requested by the City.

33. GOMEZ / CASE NO. 25-10300 / 2232 SE BERKSHIRE BLVD

(Clerk's Note: The Respondent was not present.)

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 Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation of the remaining cited Code Sections and granted all relief requested by the City.

34. PECO / CASE NO. 25-08967 / 2115 SE HOLLAND ST

(Clerk's Note: The Respondent was not present.)

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.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation of the remaining cited Code Sections and granted all relief requested by the City.

35. PECO / CASE NO. 25-09025 / 3232 SE QUAY ST

(Clerk's Note: The Respondent was not present.)

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.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation of the remaining cited Code Sections and granted all relief requested by the City.

36. PECO / CASE NO. 25-09361 / 454 SE CORK RD

(Clerk's Note: The Respondent was not present.)

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.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation of the remaining cited Code Sections and granted all relief requested by the City.

37. PECO / CASE NO. 25-09538 / 1386 SE BUCKINGHAM TER

(Clerk's Note: The Respondent was not present.)

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.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation of the remaining cited Code Sections and granted all relief requested by the City.

38. PECO / CASE NO. 25-09540 / 2131 SE NEW YORK ST

(Clerk's Note: The Respondent was not present.)

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.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation of the remaining cited Code Sections and granted all relief requested by the City.

39. PECO / CASE NO. 25-10385 / 1101 SE MENORES AVE

(Clerk's Note: The Respondent was not present.)

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.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation of the remaining cited Code Sections and granted all relief requested by the City.

40. PECO / CASE NO. 25-10432 / 1872 SE ENFIELD AVE

(Clerk's Note: The Respondent was not present.)

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.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation of the remaining cited Code Sections and granted all relief requested by the City.

41. PECO / CASE NO. 25-11487 / 398 SW RYAN AVE

(Clerk's Note: The Respondent was not present.)

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.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation of the remaining cited Code Sections and granted all relief requested by the City.

42. PIERRE / CASE NO. 25-09629 / 755 SE ALBATROSS AVE

(Clerk's Note: The Respondent was not present.)

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 Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation of the remaining cited Code Sections and granted all relief requested by the City.

43. PIERRE / CASE NO. 25-10577 / 929 SE BAYFRONT AVE

(Clerk's Note: The Respondent was not present.)

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 Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation of the remaining cited Code Sections and granted all relief requested by the City.

44. ROSE / CASE NO. 25-09022 / 3231 SE PINTO ST

(Clerk's Note: The Respondent was not present.)

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 Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation of the remaining cited Code Sections and granted all relief requested by the City.

10. Certification of Fines**10.a** Hear Certification of Fines Cases and Approve the Staff Recommendation[2025-771](#)**29. PIERRE / CASE NO. 24-19078 / 289 SW ELDERBERRY DR**

Code Compliance Officer Pierre 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 Kevin Bautista, who stated that they were first time homebuyers and didn't know of the City Codes. He stated that he could move the chairs and car today. Supervisor Armstrong advised that there was a previous case from February, in which the lien was maxed out. He also stated that since a compliance date had already passed, they could put a 24-hour hold on the case to allow him to come into compliance. The Special Magistrate explained the procedures for a Certification of Fines case.

The Special Magistrate found that based on the testimony and evidence, the property remained in violation. He granted 24 hours for compliance, and if compliance was not met, he would certify the fine and order a fine in the amount of \$25/day, up to a maximum of \$50,000 and \$411 in administrative costs.

11. Certification of Fines Special Requests

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

[2025-772](#)

64. WISE / CASE NO. 25-03361 / 111 SW CHAPMAN AVE

Code Compliance Officer Capp 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 City had cut the high grass. Supervisor Armstrong stated that the continued abatement was for a different case.

The Deputy City Clerk swore in Kimberly Russo who represented the Respondent. She stated that she was taking care of both her father and daughter, and that she hired someone to take care of the residence. Supervisor Armstrong stated that the City would be in favor of abating the administrative costs and assessing the cost for the City to maintain the grass.

Based on the testimony and evidence presented, the Special Magistrate ordered costs in the amount of \$225.

61. BENDER / CASE NO. 25-02199 / 461 NW MARION AVE

(Clerk's Note: The Respondent was not present.)

Code Compliance Officer Bender 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.

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 granted all costs and relief to the City.

62. BENDER / CASE NO. 25-07413 / 401 NW LINCOLN AVE

(Clerk's Note: The Respondent was not present.)

Code Compliance Officer Bender 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.

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 granted all costs and relief to the City.

63. PIERRE / CASE NO. 25-05134 / 1402 SE NAVAJO LN

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.
(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 granted all costs and relief to the City.

12. Modification Requests

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

[2025-809](#)

Janet Williams, 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.

13. Vacate Requests

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

[2025-810](#)

Janet Williams, Lien Services Department, stated that the vacate requests on today's agenda, item 2 through 5, have come from citizens or City staff,

have been found by the City to be invalid, and require Special Magistrate signature.

14. 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.

15. Introduction of Cases Without Parties Present

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

25-08820 345 Midfield Ln
25-05457 2301 SE Bounty Ave
25-06890 2286 SE Sesame Ln
25-09013 2432 SE Charleston Dr
25-07678 1641 SE Goucho Ave
25-08969 1449 SE Vesthaven Cir
25-08996 2431 SE Morningside Blvd
25-10722 1171 SE Mendavia Ave
25-09044 802 SE Chaloupe Ave
25- 09987 1126 SE Clifton Ln
25-08390 1973 SW Aquarius Ln
25-09797 191 SW Nativity Ter
25-04588 2302 SE Leithgow St
24-02502 2252 SE Flanders Rd
25-08275 1126 SE McFarlane Ave
24-19491 4180 SW Webb St
24-19786 632 SE Clifton Ln
25-06486 890 SE Walters Ter
24-18035 2291 SW Jay Ave

25-00703 1649 SW Taurus Ln
25-01475 1581 SE Sutton Ave
25-04166 568 SW Carter Ave
25-05290 1898 SW Brisbane St

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 11:47 a.m.

Jasmin De Freese, Deputy 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, September 10, 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 Keith Davis on September 10, 2025, at 9:03 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Keith Davis, Special Magistrate

Sara Brown, Neighborhood Services Department Project Coordinator

Aaron Biehl, Code Compliance Supervisor

Wesley Armstrong, Code Compliance Manager

Roque Gomez, Code Compliance Officer

Melissa Huckstable, Code Compliance Officer

Anastatia Diaz, Code Compliance Officer

Michael Dickerson, Code Compliance Officer

Tyler Herzog, Code Compliance Officer

Juan Armendarez, Code Compliance Officer

Carlloyd Rose, Code Compliance Officer

Miguel Mendoza, Code Compliance Officer

Richard Shiller, Deputy City Attorney

Yaniz Wyckoff, Police Officer

Daisy Ruiz, Deputy City Clerk

2. Pledge of Allegiance

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

3. Swearing in Code Specialist and/or Building Investigators

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

4. Approval of Minutes

- 4.a** Hear Approval of Minutes for 7/16/2025 Cases and Approve
the Staff Recommendation

[2025-830](#)

There being no corrections, the Special Magistrate approved the July 16, 2025, Special Magistrate Hearing minutes.

5. Late Abatements and/or Postponements

Sara Brown, Neighborhood Services Department Project Coordinator, announced that the following cases were postponed:

Case #: Address:

25-08541 1702 SW Cameo Blvd.

Ms. Brown advised that the following cases were late abatements:

Case #: Address:

25-05723 11600 SW Village Pkwy.

25-09672 338 SW Tulip Blvd.

25-10338 1902 SW Cameo Blvd.

25-12063 1737 SW Cycle St.

6. Approval of Agenda

The Special Magistrate approved the amended agenda.

7. Introduction of Cases

The Special Magistrate indicated he would hear Agenda Item 14.a.

8. Code Violations

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

[2025-832](#)

DICKERSON 25-08625 1698 SE SOUTH NIEMEYER CIR.

Code Compliance Officer Michael Dickerson, previously sworn, read the case presentation and staff's recommendation into the record. He presented the photos that were taken of the inspection showing the subject property and explained his findings.

The Deputy City Clerk provided the Oath of Testimony to the Respondent, Jeff Biegun. Attorney Ryan Wynne requested additional time to apply for a variance.

Code Officer Dickerson indicated he had no objection to the Respondent's request.

The Special Magistrate found proper notice, based on the testimony and evidence and continued the case until January 9, 2026.

DICKERSON 23-01218 1601 SE VILLAGE GREEN DR.

Code Compliance Officer Michael Dickerson, previously sworn, read the

case presentation and staff's recommendation into the record. He presented the photos that were taken of the inspection showing the subject property and explained his findings.

Attorney Ryan Wynne requested additional time to complete the fencing work needed. The Respondent, Jeff Biegun, advised that his new contractor would be able to initiate the installation within 30 days after receiving the permit from the City.

Wesley Armstrong, Code Manager, indicated he had no objection to the Respondent's continuance request.

The Special Magistrate found that proper notice was given, based on the testimony and evidence, and continued the case until January 14, 2026.

HUCKSTABLE 25-09162

2298 SE AVALON RD.

Code Compliance Officer Melissa Huckstable, previously sworn, read the case presentation and the staff's recommendation into the record. She presented the photos that were taken of the inspection showing the subject property and explained her findings.

The Deputy City Clerk provided the Oath of Testimony to the Property Manager, Lou Forges. He explained that the previous lawn maintenance person was not correcting the violation and recently accepted a new contract. The new lawn maintenance company will be trimming all sides of the lot but will not be able to finish the job until next week. Mr. Forges requested additional time to have the new company finish up the job.

The Special Magistrate found that the City had proper notice, and based on the evidence and testimony, the property remained in violation as cited. He found that the violation constitutes a threat to the public, health, safety and welfare and accepted the City's recommendation and required a compliance date no later than September 25, 2025. If the case is not complied with by September 25, 2025, the City is authorized to enter the property and abate the violation.

DICKERSON 25-09785

1981 SE PORT ST LUCIE BLVD.

Code Compliance Officer Michael Dickerson, previously sworn, read the case presentation and staff's recommendation into the record. He presented the photos that were taken of the inspection, showing the subject property, and explained his findings.

The Deputy City Clerk provided the Oath of Testimony to the Respondent, Alex Pedrone. He explained they bought the building three years ago and that they had been working on complying with some internal building violations. Mr. Pedrone stated they were now working on the exterior of the building and requested a continuation of 90 days.

Manager Armstrong stated they had no objection to the continuance and requested that the stop sign be installed as soon as possible due to the safety issue.

The Special Magistrate found that the City had proper notice and based on the evidence and testimony, the property remained in violation as cited. He provided a new compliance date of December 10, 2025, with the condition that the Respondent provide the City with confirmation of when the stop sign and handicap signs are installed as soon as they have been fabricated and delivered to the Respondent.

DICKERSON 25-09719 1025 SE PORT ST. LUICE BLVD.

Code Compliance Officer Michael Dickerson, previously sworn, read the case presentation and the staff's recommendation into the record. He presented the photos that were taken of the inspection, showing the subject property, and explained his investigation findings.

The Deputy City Clerk provided the Oath of Testimony to the Store Manager, Darren Wobble. He explained that the irrigation systems well had failed after repair. He noted that they were considering connecting to the City utility. He requested a 90-day extension.

Code Officer Dickerson indicated he had no objection to the extension.

The Special Magistrate found that the City had proper notice and based on the evidence and testimony, the property remained in violation as cited. He provided a new compliance date of December 10, 2025.

HERZOG 25-09233 271 SW AUBUDON AVE.

Code Compliance Officer Juan Armendarez, previously sworn, read the case presentation and the staff's recommendation into the record. Code Compliance Officer Tyler Herzog presented the photos that were taken of the inspection, showing the subject property, and explained his investigation findings.

The Deputy City Clerk provided the Oath of Testimony to the Respondent,

Diana Maria St. Fort. She indicated she was currently in litigation.

The Special Magistrate noted the bad shape of the tarp and requested that the Respondent replace the tarp soon.

Ms. St. Fort indicated the vehicle was previously towed and was no longer on the property. She indicated the van's tire was refilled.

Code Compliance Officer Herzog requested that the Respondent repair the tire, as he was advised there was a nail in the tire, to avoid the recurring issue.

The Special Magistrate asked the Respondent to permanently repair the tire and have the City come out to do an inspection once the tire has been fully repaired.

Ms. St. Fort stated she would place the washer in the garage until the day prior to her bulk waste pickup date.

The Special Magistrate inquired about the roof, to which Ms. St. Fort indicated she would need time concerning the roof.

The Special Magistrate found that the City had proper notice and based on the evidence and testimony, the property remained in violation and provided a new compliance date for December 10, 2025, with the condition that the Respondent repair the tire and move the washer by this week.

9. Code Violations Special Requests

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

[2025-833](#)

DICKERSON 25-10654 0 TBD PARCEL ID:4435-801-0012-000-4

Code Compliance Officer Michael Dickerson, previously sworn, read the case presentation and the staff's recommendation into the record. He presented the photos that were taken of the inspection showing the subject property and explained his investigation findings.

The Special Magistrate noted that the Respondent was not present and found proper notice based on the testimony. He found the property remained in violation as cited and found that the violation constitutes a threat to the public, health, safety, and welfare, and granted all the relief requested by the City.

HUCKSTABLE 25-009986

1834 SW DAY STREET

Code Compliance Officer Melissa Huckstable, previously sworn, read the case presentation and the staff's recommendation into the record. She presented the photos that were taken of the inspection showing the subject property and explained her findings.

The Special Magistrate noted that the Respondent was not present and found proper notice based on the testimony. He found the property remained in violation as cited and found that the violation constitutes a threat to the public, health, safety, and welfare, and granted all the relief requested by the City.

MENDOZA 25-13278 1042 SW DEL RIO BLVD.

Code Compliance Officer Miguel Mendoza, previously sworn, read the case presentation and the staff's recommendation into the record. He presented the photos that were taken of the inspection showing the subject property and explained his findings.

The Special Magistrate noted that the Respondent was not present and found proper notice based on the testimony. He found the property remained in violation as cited and found that the violation constitutes a threat to the public, health, safety, and welfare, and granted all the relief requested by the City.

ROSE 25-13440 1994 SW GUERNSEY ST.

Code Compliance Officer Carlloyd Rose, previously sworn, read the case presentation and the staff's recommendation into the record. He presented the photos that were taken of the inspection showing the subject property and explained his findings.

The Special Magistrate noted that the Respondent was not present and found proper notice based on the testimony. He found the property remained in violation as cited and found that all the violation constitutes a threat to the public, health, safety, and welfare, and granted all the relief requested by the City by tomorrow and authorized the City to abate the violations and assess the costs.

WILLIAMS 25-13374 190 SW PORT ST. LUCIE BLVD.

Code Compliance Officer Matthew Williams, previously sworn, read the case presentation and the staff's recommendation into the record. He presented the photos that were taken of the inspection showing the subject

property and explained his findings.

The Special Magistrate noted that the Respondent was not present and found proper notice based on the testimony. He found the property remained in violation as cited and found that the violation constitutes a threat to the public, health, safety, and welfare, and granted all the relief requested by the City.

(Clerk's Note: Item 15 was heard after this item.)

10. Vacant Lot Violations

10.a Hear Vacant Lot Violations Cases and Approve the Staff
Recommendation

[2025-834](#)

HUCKSTABLE 25-11325 1834 SW PENROSE AVE.

Code Compliance Officer Melissa Huckstable, previously sworn, read the case presentation and staff's recommendation into the record. She presented the photos that were taken of the inspection showing the subject property and explained her findings.

The Deputy City Clerk provided the Oath of Testimony to the Respondents, Demetrios and Pauline Tsamis, who appeared via Zoom. Mr. Tsamis explained that they lived in North Carolina and that the property was currently under contract to be sold. He stated that the buyer/builder planned to clear the lot after the closing date. Mr. Tsamis indicated that the sale would be final no later than the first week of October.

The Special Magistrate inquired if the City wished to abate the violation, to which Code Officer Huckstable responded in the affirmative and indicated the City was not opposed to a 30-day extension.

The Special Magistrate found proper notice, based on the testimony and evidence presented, and he found the property remained in violation as cited and found that the violation constitutes a threat to public health, safety, and welfare. He provided the Respondents until October 8, 2025, to cure the violation, and after October 8, 2025, he authorized the City to enter the property, abate the violation, and assess the costs.

11. Certification of Fines

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

[2025-835](#)

DIAZ 24-19376 3225 SW PORT ST. LUCIE BLVD.

Code Compliance Officer Anastatia Diaz, previously sworn, read the case presentation and the staff's recommendation into the record. She presented the photos that were taken of the inspection, showing the subject property, and explained her investigation findings.

Attorney Robert Raynes, Gunster Law Firm, was present on behalf of the Respondent. He acknowledged the City Staff regarding their cooperation in this violation. Attorney Raynes indicated that the lights had been replaced; however, it was later discovered that there may be an electrical issue. He requested a 30-day extension.

The Special Magistrate found proper notice and granted a 30-day continuance, of October 15, 2025.

(Clerk's Note: Item 8.a was heard after this item.)

12. Certification of Fines Special Requests

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

[2025-836](#)

(Clerk's Note: There were no cases heard under this section.)

13. Vacant Lot Certification of Fines

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

[2025-837](#)

(Clerk's Note: There were no cases heard under this section.)

14. Solid Waste Certification of Fines

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

[2025-831](#)

Gomez 25-09231 2462 SE LAKEWOOD ST.

Code Compliance Officer Roque Gomez, previously sworn, read the case presentation and the staff's recommendation into the record. He presented the photos that were taken of the inspection, showing the subject property, and explained his investigation findings.

The Deputy City Clerk provided the Oath of Testimony to the Respondent, Yamelis Santa Maria. She advised that she was unaware of the bulk waste pick-up date. The Respondent indicated she did not feel she was in violation for the bulk waste and requested that the violation be dismissed or have the fine be reduced.

The Special Magistrate found proper notice based on the testimony and evidence, concluding that the violation existed. He imposed a \$147 fine and waived the \$411 administrative fee costs. The Special Magistrate provided the Respondent with 30 days to pay the \$147 fine.

Ms. Brown 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 Solid Waste Department. The Special Magistrate indicated he found proper notice.

(Clerk's Note: Item 10.a was heard after this item.)

15. How Parties are Notified

(Clerk's Note: This item was heard after Item 9.a.)

Ms. Brown 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. The Special Magistrate indicated he found proper notice.

16. Introduction of Cases Without Parties Present

Ms. Brown read the following cases without parties present into the record:

Solid Waste:

25-09915 6125 NW Ginger Lane

Vacant Lot Violations:

25-09754 1104 SE Port St. Lucie Blvd.
25-11035 2056 SE June Park Dr.
25-09686 120 SW Brandon Ave.
25-10733 274 SW Bedford Rd.
25-11440 1012 SW Jacqueline Ave.
25-02978 166 SE Port St. Lucie Blvd.
25-12441 1056 SW Paar Dr.
25-12497 1486 SW Bartell Ave.
25-10795 525 SW Millard Dr.
25-11172 273 SW Pisces Ter.
25-11303 1538 SW Kosnar Ave.
25-11647 1681 SE Aires Ln.
25-11866 4522 SW Hallmark St.
25-12365 2167 SE Glenrock Ter.

Certification of Fines

24-19365 991 SW Versailles Ave.
24-14495 1714 SE Clearmont St.

Vacant Lot Certification of Fines

25-01554 373 SW Film Ave.

17. Public to be Heard

No one signed up to speak during this portion of the agenda.

18. Adjourn

There being no further business, the meeting was adjourned at 10:58 a.m.

Daisy Ruiz, 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, October 8, 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 Keith Davis Esq. on October 8, 2025, at 9:00 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
Wesley Armstrong, Code Compliance Supervisor
Michael Dickerson, Code Compliance Officer
Tyler Herzog, Code Compliance Officer
Roque Gomez, Code Compliance Officer
Evelyn Rojas, Lien Services Officer
Richard Shiller, Deputy City Attorney
Daisy Ruiz, 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 7/9/2025 and 8/13/2025 Cases
and Approve the Staff Recommendation

[2025-922](#)

The Special Magistrate approved meeting minutes for July 9, 2025 and August 13, 2025, as submitted.

5. Late Abatements and/or Postponements

Project Coordinator Brown indicated that case 25-07449 was postponed.

Project Coordinator Brown indicated that the following cases were abated; 23-02572, 25-00703, 25-12359, 25-12596, 25-12139, and 25-12521.

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[2025-923](#)

There was nothing to be heard under this item.

9. Code Violations

9.a Hear Code Violations Cases and Approve the Staff Recommendation[2025-924](#)

10. HERZOG / CASE NO. 25-07349 / 243 SW STATLER AVE

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. He noted that most of the violations had been fixed, and the only violations left were for the garage door and missing soffits.

The Deputy City Clerk swore in Stephanie DeSanti, who represented the Respondent. She stated that they would not be able to complete the remaining violations until next year. Officer Herzog noted that there had been a lien on the property since 2018. The Special Magistrate inquired if there was any type of cost-effective stop-gap measure to get this away from Code Enforcement, to which Supervisor Armstrong replied that applying for a permit could help prolong the process.

The Special Magistrate continued this case to April 8, 2026.

8. DICKERSON / CASE NO. 24-05018 / 8896 S US HIGHWAY 1

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 requested to strike violation 158.232, to which the Special Magistrate approved. He also noted that he received documentation that morning showing that the contract was now on file, so they were looking to put in additional time for this case on the record.

The Deputy City Clerk swore in Respondent Jason Corley, NAPA Auto Parts Store Manager, who reiterated that they now had a contract to have

the parking lot done and restriped, and that they could have it done in 90 days.

The Special Magistrate continued this case to January 14, 2026.

10. Code Violations Special Requests

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

[2025-925](#)

17. GOMEZ / CASE NO. 25-12486 / 1399 SE APPAMATTOX TER

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. He noted that the case had been continued and had not been heard. He also informed that a permit had not been pulled, nor approved, and that he had spoken to Engineering, who said that they would not approve any permits for driveways on the backend to empty out into the road.

The Deputy City Clerk swore in Respondent John LaPeter, who was represented by attorney Joel Weiner. Attorney Weiner, who inquired as to how his client could comply if a permit was not able to be issued, to which Mr. Gomez replied that the compliance was set in order to remove the area that was unpermitted. Supervisor Armstrong stated that Public Works does not issue permits for rear driveways to connect to Green River due to safety concerns. Attorney Weiner asked Mr. LaPeter if his wife had applied for a permit, to which Mr. LaPeter replied that she had tried, but they would not issue one. The Respondent requested an extension, to which the City did not have an objection.

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 November 7, 2025. He stated that he would not issue any abatements at this time.

11. Vacant Lot Violations

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

[2025-926](#)

There was nothing heard under this item.

12. Certification of Fines

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

[2025-927](#)

56. WILLIAMS / CASE NO. 25-04260 / 10585 S US HIGHWAY 1

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. He noted that there were 2 previously maxed-out liens on this property, and that there had been minimal contact with the Respondent.

The Deputy City Clerk swore in Respondent Earl Moore, who stated that they were aware of the 2 maxed-out liens, and the neighboring gas station damaged all their irrigation lines, which made them postpone the updates for landscaping. He requested an extension to complete this, to which the City did not have an objection.

The Special Magistrate granted a continuance to November 12, 2025.

The Special Magistrate continued this case until January 17, 2024.

13. Certification of Fines Special Requests

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

[2025-928](#)

There was nothing heard under this item.

14. Vacant Lot Certification of Fines

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

[2025-930](#)

There was nothing heard under this item.

15. Modification Requests

- 15.a** Hear Modification Requests Cases and Approve the Staff
Recommendation

[2025-963](#)

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 5 through 6.

16. Vacate Requests

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

[2025-964](#)

Evelyn Rojas, Lien Services Department, stated that the vacate requests on today's agenda, item 7, have come from citizens or City staff, have been found by the City to be invalid, and require Special Magistrate signature.

17. 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.

18. Introduction of Cases Without Parties Present

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

25-11847 2049 SW Hayworth Ave
25-07733 1633 SW Bellevue Ave
25-09569 373 SW Kentwood Rd
25-12560 797 SW Hillsboro Cir
25-12047 525 SW Dairy Rd
25-13238 420 SW Crawfish Dr
25-13241 3040 SE Galt Cir
25-13296 4165 SW Bamberg St
25-13605 2167 SE Trillo St

19. Public to be Heard

There were no public comments to be heard.

20. Adjourn

There being no further business, the meeting was adjourned at 9:44 a.m.

Daisy Ruiz, Deputy City Clerk

Typed by: Jasmin De Freese, Deputy City Clerk



Agenda Summary

2025-1060

Agenda Date: 11/12/2025

Agenda Item No.: 8.a

Placement: New Business

Action Requested: Motion / Vote

Hear Solid Waste 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 civil penalty and disposal fee for the property.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Certify the civil penalty and disposal fee for 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.

Solid Waste Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	25-12783	Marie H Edouard & Junior Edouard	702 NW Virginia ST
	Emmert	25-13000	Waslene Emilus	6156 NW Gaylord Ter
	Gomez	25-12481	Susana Camejo Martinez	2761 SE Melaleuca Blvd
	Herzog	25-12552	Shawn L Patterson	2377 SW Chestnut Ln
	Herzog	25-12895	Kristen & Ashley Seelinger & Garbielle Nesmith	751 SW Monsoon Rd
	Herzog	25-12974	Marie C Homere	180 SW Oakridge Dr
	Matute	25-11871	Omawattie Teka	1329 SE Vestridge Ln
	Mendoza	25-12964	Tovoy Allen	838 SW Paul Revere Ter
	Velardo	25-13127	FKH SFR PROPCO A LP	4502 SW Yamada Dr
	Velardo	25-13655	American Homes 4 Rent Properties Seven LLC	2621 SW Harem Cir
	Wise	25-12630	Brian J Quinn	830 SE Evergreen Ter

Solid Waste Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	25-12783	Marie H Edouard & Junior Edouard	702 NW Virginia ST
	Emmert	25-13000	Waslene Emilus	6156 NW Gaylord Ter
	Gomez	25-12481	Susana Camejo Martinez	2761 SE Melaleuca Blvd
	Herzog	25-12552	Shawn L Patterson	2377 SW Chestnut Ln
	Herzog	25-12895	Kristen & Ashley Seelinger & Garbielle Nesmith	751 SW Monsoon Rd
	Herzog	25-12974	Marie C Homere	180 SW Oakridge Dr
	Matute	25-11871	Omawattie Teka	1329 SE Vestridge Ln
	Mendoza	25-12964	Tovoy Allen	838 SW Paul Revere Ter
	Wise	25-12630	Brian J Quinn	830 SE Evergreen Ter



Agenda Summary

2025-1061

Agenda Date: 11/12/2025

Agenda Item No.: 9.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
	Armendarez	25-12600	Eugene Marshiano (LF EST)	3377 SE East Snow RD
	Amendarez	25-14050	Anne M Nanton	618 SE Dean TER
	Armendarez	25-14664	Michael E Guirguis	191 SW Milburn CIR
	Cerami	25-13176	Marquita T Pitre & Jarrett Holmes	4110 SW Utterback ST
	Cerami	25-13468	Ferande Bonhomme & Dieufort Gaston	1650 SW Buttercup AVE
	Cerami	25-13505	Anise Hilaire & Jocelyn Buteau	1254SW Bargello AVE
	Cerami	25-13805	Janet Booher, Milton Booher & Heather Rechtorovich	2098 SW Pruitt ST
	Diaz	25-10465	Angelfish Real Estate LLC	119 SW Cashmere BLVD
	Diaz	25-12635	KENNETH AJR. GEREMIA R/A for INTERPARK PLAZA, LLC	560 NW Enterprise DR
	Dickerson	25-12658	David D Andrews, Joann Andrews & Margaret D Andrews	9197 S US Highway 1
	Dickerson	25-13442	JJF&T HOLDINGS LLC	2714 SW Campana ST
	Gomez	25-14341	Paul Freidin	2592 SE Calusa AVE
	Herzog	25-10461	Ruth N Williams	441 SW Kentwood RD
	Herzog	25-12923	Evinc Pierre (LF EST)	1761 SW Cycle ST
	Herzog	25-14189	William T Boomhower	2401 SE Stonecrop ST
	Herzog	25-14369	Holiday Builders Inc	450 SW College Park RD
	Kashatus	25-12097	Wisky Gerardo Desimo, Jessy Desimo & Gerard J Desimo	407 SW Lacroix AVE
	Kashatus	25-12875	Sony Joseph, Vilner Milnor & Josette Pierre	4609 SW Ulster ST
	Kashatus	25-13457	Russell D Walker & Sheryl A Walker	383 SW Columbus DR
	Kashatus	25-14119	Brigitte Brown	3942 SW Kabane ST
	Kashatus	25-14169	Jeffrey Michael Murcia	393 SW Tarra AVE
	Mendoza	25-10003	Smith Jean-Louis & Rick-Jalene Jean-Louis	870 SE Proctor LN

	Mendoza	25-13589	Charles E Rivera & Brandi Rivera	2210 SW Plymouth ST
	Mendoza	25-13802	James Russell Friedel	898 SW General Patton TER
	Mendoza	25-13865	Kevin Anderson	1017 SE Bywood AVE
	Mendoza	25-14308	Angel Luis Orengo Rodriguez	2098 SE Stonecrop ST
	Peco	25-08433	Joan O'Connor	319 SW Fairway AVE
	Peco	25-09251	Thomas McQuade, Gail McQuade & Luanne Haygood	2086 SW Gemini LN
	Peco	25-11964	Barbara Erben (EST)	1932 SE Gibbs AVE
	Peco	25-13885	Tina M Barnes & Jorge F Gonzalez-Valdez	2057 SE Morningside BLVD
	Peco	25-14637	Gilberte Poulard	474 SW Exmore AVE
	Peco	25-14655	Rodney Crawford	4156 SW Webb ST
	Rose	25-06878	Anthony Smith & Brook Marie Fountain	2632 SW Dallas ST
	Rose	25-13101	Derek A Stone & Jennifer Stone	2257 SW Gray Beal AVE
	Rose	25-14129	Daron Wright	2344 SW Santana AVE
	Wise	25-10335	Maryse J Williams & James Williams	140 SE Juper AVE

Code Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Amendarez	25-14050	Anne M Nanton	618 SE Dean TER
	Diaz	25-10465	Angelfish Real Estate LLC	119 SW Cashmere BLVD
	Dickerson	25-12658	David D Andrews, Joann Andrews & Margaret D Andrews	9197 S US Highway 1
	Dickerson	25-13442	JJF&T HOLDINGS LLC	2714 SW Campana ST
	Herzog	25-12923	Evinc Pierre (LF EST)	1761 SW Cycle ST
	Mendoza	25-10003	Smith Jean-Louis & Rick-Jalene Jean-Louis	870 SE Proctor LN
	Mendoza	25-14171	Seth Kesten	1131 SW London LN
	Mendoza	25-14308	Angel Luis Orengo Rodriguez	2098 SE Stonecrop ST
	Peco	25-11964	Barbara Erben (EST)	1932 SE Gibbs AVE
	Peco	25-13885	Tina M Barnes & Jorge F Gonzalez-Valdez	2057 SE Morningside BLVD
	Peco	25-14655	Rodney Crawford	4156 SW Webb ST
	Rose	25-06878	Anthony Smith & Brook Marie Fountain	2632 SW Dallas ST
	Rose	25-13101	Derek A Stone & Jennifer Stone	2257 SW Gray Beal AVE



Agenda Summary

2025-1062

Agenda Date: 11/12/2025

Agenda Item No.: 10.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	25-13992	Valery Ball	317 NW Granadeer ST
	Bender	25-14290	Eugean Cassady Jr	513 NW Floresta DR
	Bender	25-14920	Noemi Rodriguez	2398 SW Susset LN
	Gomez	25-13003	Vincent Steele & Monica E Steele	2413 SE Rock Springs DR
	Gomez	25-15458	Patrick Richardson	1791 SE Ridgewood ST
	Gomez	25-16527	Jaipargas Singh	1985 SE DRANSON CIR
	Herzog	25-13313	Jack J DePaula	1231 SW Bellevue AVE
	Herzog	25-14550	Fred Gill III	830 SW Bellevue AVE
	Herzog	25-15732	Higinio Briceno & Araceli Ruiz	100 SW Dalton CIR
	Kashatus	25-02971	Elsian Johanson & Errol A Johanson	467 SW Laconic AVE
	Kashatus	25-03707	Sara E Arguelles & Thomas M Petkevich	4626 SW Scanavino ST
	Kashatus	25-07185	Corona Brown & Cedric Brown	1321 SW Tadlock AVE
	Kashatus	25-11042	Sandi Granat & Hillary Keltz	444 SW Crawfish DR
	Kashatus	25-12003	Steve E Peters	1058 SW Mccracken AVE
	Kashatus	25-12041	Yancky's Import and Export LLC	1557 SW Iffla AVE
	Kashatus	25-12801	Andrew Pitsirelos Sr	4509 SW Uleta ST
	Kashatus	25-13001	Bendjy Saint-Louis	3533 SW Rosardo ST
	Kashatus	25-13204	Erna Michel & Jimmy Bolivar	1117 SW Kapok AVE
	Kashatus	25-13467	Antonio F Azoy & Sabina Trasancos	1049 SW Kant AVE
	Kashatus	25-14055	John R Morgenthaller & Claudia E Maida	4301 SW Masefield ST
	Kashatus	25-14692	Sandi Granat & Hillary Keltz	436 SW Crawfish DR
	Mendoza	25-13785	Sharon Fegan	721 SW General Patton TER
	Mendoza	25-14058	Robinson Development And Investment LLC	1908 SW Americana ST
	Mendoza	25-14059	Saalim Muhammad & Rhonda Raester	2049 SW Beauregard ST
	Mendoza	25-14090	American Homes 4 Rent Properties Three LL C	1990 SW Day ST
	Mendoza	25-14171	Seth Kesten	1131 SW London LN

	Mendoza	25-14222	Tammy E Tullis	1798 SW Bonanza ST
	Mendoza	25-14464	David G See & Patricia A See	1196 SE Sabina LN
	Miller	25-15802	James Hackett	3982 SW KABANE ST
	Peco	25-12929	Kareem Jamoy Payne	3100 SE Morningside BLVD
	Peco	25-13904	Debra S Corbett	2056 SE Hideaway CIR
	Peco	25-14661	Veronica Gonzalez & Jose M Gonzalez	132 SW Wind CIR
	Rose	25-15131	Justin Rodriguez	144 NE FATIMA TER
	Wise	25-14380	Ronald Amisial & Jinette Amisial Zetrenne	480 SW Lakehurst DR
	Wise	25-14854	Adrian F Campbell & Maria M Vargas	1585 SE Sinbad AVE
	Wise	25-14991	Timmie Lee Bagley & Kareen Bagley	2586 SE Perugia ST

Code Violations Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	25-13992	Valery Ball	317 NW Granadeer ST
	Gomez	25-15458	Patrick Richardson	1791 SE Ridgewood ST
	Gomez	25-16527	Jaipargas Singh	1985 SE DRANSON CIR
	Kashatus	25-02971	Elsian Johanson & Errol A Johanson	467 SW Laconic AVE
	Kashatus	25-11042	Sandi Granat & Hillary Keltz	444 SW Crawfish DR
	Kashatus	25-12003	Steve E Peters	1058 SW Mccracken AVE
	Kashatus	25-14692	Sandi Granat & Hillary Keltz	436 SW Crawfish DR
	Mendoza	25-13785	Sharon Fegan	721 SW General Patton TER
	Mendoza	25-14464	David G See & Patricia A See	1196 SE Sabina LN
	Miller	25-15802	James Hackett	3982 SW KABANE ST
	Peco	25-13904	Debra S Corbett	2056 SE Hideaway CIR
	Wise	25-14991	Timmie Lee Bagley & Kareen Bagley	2586 SE Perugia ST



Agenda Summary

2025-1066

Agenda Date: 11/12/2025

Agenda Item No.: 11.a

Placement: New Business

Action Requested: Motion / Vote

Hear Vacant Lot 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.

Vacant Lot Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Dickerson	25-12993	Herbert Kwok & Lai Kwok	501 SW Saturn CT
	Huckstable	25-02640	Appletree Services Corporation	1465 SW Bargello AVE
	Huckstable	25-05035	Rex G Brown	4657 SW Bachelor ST
	Huckstable	25-13288	Lolita M Sy	3613 SW Vincennes ST
	Huckstable	25-13403	Raymond H Card, Ladonna L Card & Cindy R Card	3702 SW Darwin BLVD
	Huckstable	25-13972	Womesh C Sahadeo & Chandrowti Sahadeo	5934 NW Culebra AVE
	Huckstable	25-13977	Robert Slater	397 NW Broadview ST
	Huckstable	25-13978	Michael Long & Deborah B Long	1602 SW Escobar LN
	Huckstable	25-13979	Patricia Y Taylor & Azizi A M Seixas	752 NW Viscaya ST
	Huckstable	25-13980	Frank Longo (EST)	1718 SW Millikin AVE
	Huckstable	25-13982	John E Morris (TR)	3862 SW Savona BLVD
	Huckstable	25-13983	Krunch Property Solutions	1435 SW Gilroy RD
	Huckstable	25-14126	Apolus Anderson & Charmaine C Anderson	164 SW Ridgecrest DR
	Huckstable	25-14237	Durl W Anderson (TR) (EST)	731 NW Bayshore BLVD
	Huckstable	25-14245	Harold E Campbell & Maria Campbell	2418 SE Renick AVE
	Huckstable	25-14352	Jose M Blanco & Isabel A Blanco	499 SE Nome DR
	Huckstable	25-14402	Maria Mink Trust	6548 NW Chugwater CIR
	Huckstable	25-14406	Jean E Horton & Penny J Lecour	1457 SW Leisure LN
	Huckstable	25-14596	Leon S Cinski & Dorothy M Cinski	838 SW College Park RD
	Huckstable	25-14804	Joseph F Tencza (EST) c/o Albert Tencza	1066 SW Bellevue AVE
	Huckstable	25-14805	Albert Hsieh	2270 SW Natema RD
	Huckstable	25-14807	Moshe E Matsa & David A Matsa	5719 NW Cullom CT
	Huckstable	25-14808	Mary I Nunez	6251 NW Ginger CT

	Huckstable	25-14809	Elisa P Luna & Milagres C Pagan	2184 SW Jaguar AVE
	Huckstable	25-15015	Sharida H Shahamad & Ernest C Shahamad	5829 NW Culebra AVE
	Huckstable	25-15016	Arlene Halstead, Cabreni Riley & Lameka Bailey	2420 SE Whitehorse ST
	Huckstable	25-15112	Michel Figlia & Christian Figlia	4601 SW Bachelor ST
	Huckstable	25-15222	Carmen C Varon	443 NW Raymond LN
	Huckstable	25-15225	James A Clinard	2641 SW Feather TER
	Huckstable	25-15227	Doreen Ferguson	2948 SW Bridge
	Huckstable	25-15350	Elaine Curling	464 SW South Quick CIR
	Huckstable	25-15474	E P J PROPERTIES INC	3730 SW Jamros ST
	Huckstable	25-15503	Patricia Dixon (LF EST)	1661 SW Nervia AVE
	Huckstable	25-15507	Lloyd J Hutchins & Ellen P Hutchins	3190 SW Fambrough ST
	Huckstable	25-15510	Terrance E Hyde & Marilyn M Hyde	5761 NW Cone ST
	Huckstable	25-15565	John C Johansen (TR) & Christine L Johansen (TR)	2944 SE Darien RD
	Huckstable	25-15654	Chin-Jon Johnny Chiu	1843 SW Fears AVE
	Huckstable	25-15656	Peter A Gay Jr	3865 SW Alice ST
	Huckstable	25-15746	Anthony W Giorgio, Eleanor J Giorgio & Victor V Giorgio	1363 SE Petunia AVE

Vacant Lot Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Huckstable	25-13972	Womesh C Sahadeo & Chandrowti Sahadeo	5934 NW Culebra AVE
	Huckstable	25-13977	Robert Slater	397 NW Broadview ST
	Huckstable	25-13978	Michael Long & Deborah B Long	1602 SW Escobar LN
	Huckstable	25-13980	Frank Longo (EST)	1718 SW Millikin AVE
	Huckstable	25-13983	Krunch Property Solutions	1435 SW Gilroy RD
	Huckstable	25-14406	Jean E Horton & Penny J Lecour	1457 SW Leisure LN *Attending Via Zoom*
	Huckstable	25-14807	Moshe E Matsa & David A Matsa	5719 NW Cullom CT
	Huckstable	25-14808	Mary I Nunez	6251 NW Ginger CT
	Huckstable	25-15015	Sharida H Shahamad & Ernest C Shahamad	5829 NW Culebra AVE
	Huckstable	25-15016	Arlene Halstead, Cabreni Riley & Lameka Bailey	2420 SE Whitehorse ST
	Huckstable	25-15222	Carmen C Varon	443 NW Raymond LN
	Huckstable	25-15474	E P J PROPERTIES INC	3730 SW Jamros ST
	Huckstable	25-15656	Peter A Gay Jr	3865 SW Alice ST



Agenda Summary

2025-1067

Agenda Date: 11/12/2025

Agenda Item No.: 12.a

Placement: New Business

Action Requested: Motion / Vote

Hear Vacant Lot 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.

Vacant Lot Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Huckstable	25-03273	Shaukat Ali Rokadia	2465 SW Summit ST
	Huckstable	25-03354	Enid M Higgins	1908 SW Beauregard ST

Vacant Lot Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Huckstable	25-03273	Shaukat Ali Rokadia	2465 SW Summit ST



Agenda Summary

2025-1068

Agenda Date: 11/12/2025

Agenda Item No.: 13.a

Placement: New Business

Action Requested: Motion / Vote

Hear Certification of Fines Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Project Coordinator, NSD.

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

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

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

Alternate Recommendations:

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

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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

Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	23-13976	Teo Richards & Tricia M Caron	423 SE Sunnydale LN
	Bender	25-07215	Sabrinat St Hilaire & Robenson St Hilaire	5259 NW North Delwood DR
	Bender	25-07471	Lesley Mudahy (EST)	166 NW Carmelite ST
	Diaz	24-10304	Mavit Service Inc	1622 SW Biltmore ST
	Diaz	24-10305	Mavit Service Inc	1646 SW Biltmore ST
	Diaz	24-10395	4V Group Corp	861 SW Lakehurst DR
	Dickerson	24-04569	Antema Corporation	1401 SE Huffman RD
	Dickerson	24-13204	Family Life Worship Center Inc	4311 SW Darwin BLVD
	Dickerson	25-07309	Final Frontier Plaza LLC	2130 SW Hayworth AVE
	Dickerson	25-11035	Homeowners SubAssn E Lake Vill c/o Avant Garde Property Management	2056 SE June Park DR
	Cerami	24-16277	Cynthia M Duenas	3191 SW Hickenlooper ST
	Cerami	25-04000	Grisel Hernandez	3412 SW Esperanto ST
	Gomez	25-06890	Joan Jimenez & Melanie Arismendi	2286 SE Sesame LN
	Herzog	24-19115	Kimberly J Saffomilla	2008 SW Hampshire Ln
	Herzog	25-03969	Gloria P Williams	425 SW Tulip Blvd
	Herzog	25-03973	Lillian Penird (EST)	238 SW Cherryhill Rd
	Herzog	25-09103	Paul C Macmillan (EST)	374 SW Homeland RD
	Herzog	25-09116	John Willcoxson	2457 SW Hinchman St
	Huckstable	24-18069	Curtis Gardner & Christie Gardner	742 SE Academy LN
	Kashatus	25-07438	David D Siebert	540 SW North Quick Cir
	Mendoza	24-17745	Phyllis A Knox (EST)	1941 SW Hickock Ter
	Mendoza	25-00438	Duronel B Loute	2002 SW Kimberly AVE
	Mendoza	25-09790	Elio Palma	1056 SW Whittier TER
	Peco	25-05036	Timmie Lee Bagley & Kareen Bagley	2586 SE Perugia ST

	Peco	25-07161	Steven Thomas Shields, Scott Shields & Thomas Bryan Shields	1171 SE Mendavia AVE
	Peco	25-07975	Curklin Kirpatrick Ryan	1750 SE Lullaby TER
	Peco	25-08967	Timotheus T Jenkins & Sara Ann Wickenheiser	2115 SE Holland ST
	Peco	25-08969	Cristhian G Mejia	1449 SE Vesthaven CIR
	Peco	25-08996	Clotilde DiDonna (TR) & Francesco DiDonna (TR)	2431 SE Morningside BLVD
	Peco	25-09538	Svitlana Voynarovska	1386 SE Buckingham TER
	Peco	25-10722	Steven Thomas Shields, Scott Shields & Thomas Bryan Shields	1171 SE Mendavia AVE
	Rose	25-08462	Thomas W Ollinger & Marla E Ollinger	1014 SW Consolata AVE
	Williams	25-04260	Branch Banking And Trust	10585 S US Highway 1
	Wise	24-05658	Ryan Lantz & Michael Haefs	108 SW Eyerly AVE
	Wise	25-02123	Rodney T Greathouse	442 SW Fifer AVE
	Wise	25-04269	SmartChoice Property Investments LLC	197 SW Twig AVE
	Wise	25-05084	Vincent N Batz	226 SW Parish TER
	Wise	25-07261	Johanna Vilme	301 SW Fairway AVE
	Wise	25-09797	Humberto Torres & Ruth Lopez	191 SW Nativity TER
	Wise	25-10158	Augusto Malaret & Ivonne Luciano	198 SW Thornhill DR
	Wise	25-10888	Kevin Goff	234 SE Grove AVE

Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	23-13976	Teo Richards & Tricia M Caron	423 SE Sunnydale LN
	Bender	25-05255	BAF Assets 2 LLC	402 SW Sansom LN
	Bender	25-07471	Lesley Mudahy (EST)	166 NW Carmelite ST
	Diaz	24-10395	4V Group Corp	861 SW Lakehurst DR
	Dickerson	24-04569	Antema Corporation	1401 SE Huffman RD
	Dickerson	25-07309	Final Frontier Plaza LLC	2130 SW Hayworth AVE
	Dickerson	25-11035	Homeowners SubAssn E Lake Vill c/o Avant Garde Property Management	2056 SE June Park DR
	Cerami	25-04000	Grisel Hernandez	3412 SW Esperanto ST
	Gomez	24-19356	Debra Foisset	1525 SE Faculty CT
	Gomez	25-06890	Joan Jimenez & Melanie Arismendi	2286 SE Sesame LN
	Herzog	24-19115	Kimberly J Saffomilla	2008 SW Hampshire Ln
	Herzog	25-03969	Gloria P Williams	425 SW Tulip Blvd
	Herzog	25-03973	Lillian Penird (EST)	238 SW Cherryhill Rd
	Herzog	25-09116	John Willcoxson	2457 SW Hinchman St
	Huckstable	24-18069	Curtis Gardner & Christie Gardner	742 SE Academy LN
	Kashatus	25-12299	Soline Clairvoyant	4202 SW SAVONA BLVD
	Mendoza	25-00438	Duronel B Loute	2002 SW Kimberly AVE
	Peco	25-08967	Timotheus T Jenkins & Sara Ann Wickenheiser	2115 SE Holland ST
	Peco	25-09538	Svitlana Voynarovska	1386 SE Buckingham TER
	Peco	25-10722	Steven Thomas Shields, Scott Shields & Thomas Bryan Shields	1171 SE Mendavia AVE
	Wise	24-05658	Ryan Lantz & Michael Haefs	108 SW Eyerly AVE
	Wise	25-02123	Rodney T Greathouse	442 SW Fifer AVE
	Wise	25-05084	Vincent N Batz	226 SW Parish TER
	Wise	25-07261	Johanna Vilme	301 SW Fairway AVE

	Wise	25-09797	Humberto Torres & Ruth Lopez	191 SW Nativity TER
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Agenda Summary

2025-1069

Agenda Date: 11/12/2025

Agenda Item No.: 14.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
	Cerami	25-11075	Joan B Scott	991 SW Versailles AVE
	Gomez	24-19356	Debra Foisset	1525 SE Faculty CT
	Gomez	25-08198	Deutsche Bank Trust Company Americas (TR)	1343 SE Vestridge LN
	Gomez	25-10300	Vernon Vassar	2232 SE Berkshire BLVD
	Huckstable	25-09986	Rigal Lazarre & Marie C Lazarre	1834 SW Day ST <i>*Attending Via Zoom*</i>
	Kashatus	25-07849	Terence Robinson	4425 SW Rosser BLVD
	Wise	25-12626	Delfin J Hernandez (EST)	311 SW Feldman AVE

Next Magistrate Hearing – November 19, 2025 SM Pelletier

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

Certification of Fines Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Cerami	25-11075	Joan B Scott	991 SW Versailles AVE
	Gomez	25-08198	Deutsche Bank Trust Company Americas (TR)	1343 SE Vestridge LN
	Gomez	25-10300	Vernon Vassar	2232 SE Berkshire BLVD
	Herzog	25-09103	Paul C Macmillan (EST)	374 SW Homeland RD
	Huckstable	25-09986	Rigal Lazarre & Marie C Lazarre	1834 SW Day ST <i>*Attending Via Zoom*</i>
	Kashatus	25-07849	Terence Robinson	4425 SW Rosser BLVD
	Peco	25-05036	Timmie Lee Bagley & Kareen Bagley	2586 SE Perugia ST
	Peco	25-07161	Steven Thomas Shields, Scott Shields & Thomas Bryan Shields	1171 SE Mendavia AVE
	Wise	25-04269	SmartChoice Property Investments LLC	197 SW Twig AVE
	Wise	25-10888	Kevin Goff	234 SE Grove AVE
	Wise	25-12626	Delfin J Hernandez (EST)	311 SW Feldman AVE



Agenda Summary

2025-1099

Agenda Date: 11/12/2025

Agenda Item No.: 15.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	24-31619-BL	Elvin Painting Inc	382 NE Ardsley Dr
	Rojas	24-19074	Deutsche Bank National Trust Company (TR)	3204 SE Quay St
	Rojas	24-31759-BL	University Boulevard Business Center PSL LLC	500 NW University Blvd STE 118 and 119

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