

# **City of Port St. Lucie**

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



## **Meeting Agenda**

**\*Addition of Item 14A\***

**Wednesday, July 9, 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 5/21/2025 Cases and Approve the Staff Recommendation [2025-627](#)
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 [2025-628](#)
9. **Code Violations Special Requests**
  - 9.a Hear Code Violations Special Requests Cases and Approve the Staff Recommendation [2025-629](#)
10. **Vacant Lot Violations**
  - 10.a Hear Vacant Lot Violations Cases and Approve the Staff Recommendation [2025-630](#)
11. **Certifications of Fines**
  - 11.a Hear Certification of Fines Cases and Approve the Staff Recommendation [2025-631](#)
12. **Certifications of Fines Special Requests**
  - 12.a Hear Certification of Fines Special Requests Cases and Approve the Staff Recommendation [2025-632](#)
13. **Vacant Lot Certification of Fines**

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

[2025-633](#)

**14. Solid Waste Certification of Fines**

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

[2025-665](#)

**15. How Parties are Notified**

**16. Introduction of Cases Without Parties Present**

**17. Public to be Heard**

**18. 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

2025-627

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**Agenda Date:** 7/9/2025

**Agenda Item No.:** 4.a

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Placement: Approval of Minutes

Action Requested: Motion / Vote

Hear Approval of Minutes for 5/21/2025 Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Project Coordinator, NSD.

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

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

Staff Recommendation: Move that the Council Approve previous Magistrate hearing minutes.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Approve previous Magistrate hearing minutes.
2. Move that the Council not certify or approve the presented case and provide staff direction.

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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

# City of Port St. Lucie

## Special Magistrate Hearing

### Meeting Minutes - Draft

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

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**Wednesday, May 21, 2025**

**9:00 AM**

**City Hall, Council Chambers**

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**\*Addition of Item 12A\***

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 May 21, 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, Special Magistrate

Sara Brown, Project Coordinator

Rachel Francois Dieujuste, Code Compliance Standards Associate

Richard Schiller, Deputy City Attorney

Various Code Compliance Officers

Shanna Donleavy, Deputy City Clerk

2. Pledge of Allegiance

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

3. Swearing in Code Specialist and/or Building Investigators

The Deputy City Clerk administered the Oath of Testimony to staff.

4. Approval of Minutes

There was nothing heard under this item.

5. Late Abatements and/or Postponements

Ms. Francois Dieujuste stated that Case #4, 25-04261 was postponed and Case #7, 25-02341 had been abated.

6. Approval of Agenda

The Special Magistrate approved the agenda.

7. Introduction of Cases

8. Code Violations

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

[2025-470](#)

(Clerk's Note: This item was heard after Item 11.)

Capp 25-04159 194 SW Exmore Ave

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

The Deputy City Clerk swore in Monica Labarthe who stated that she needed to receive a grant through the City for the swale but per the City, the program was not set up. She stated that she would apply for a permit.

Aaron Biehl, Code Compliance Supervisor, previously sworn, informed the Special Magistrate that there had been a previous lien on the property. He added that Public Works was unsure of when the grant program would be established but hoped that the work could be completed within six months. Wesley Armstrong, Code Compliance Manager, explained the time frame for permits.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation. He set a compliance date for November 21, 2025.

Pierre 24-01126 796 SE Damask Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Pierre, previously sworn, read the case presentation and staff's recommendations into the record. She presented photos that were taken at the time of the inspections showing the subject property and violations. She stated that a permit was pulled but there had been no work completed.

The Deputy City Clerk swore in Michael Marks, son of Edme Spencer, who stated that the house was in foreclosure and he was trying to sort out all the finances for the house. He requested more time and hoped that the City's grant program was up and running soon.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation. He set a compliance date for November 21, 2025.

9. Code Violations Special Requests

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

[2025-471](#)

Gomez            24-09205       2280 SE Short St

Code Officer Gomez, previously sworn, read the case presentation and staff's recommendations into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations. He informed the Special Magistrate that a driveway permit had been pulled and he requested that the Special Magistrate set the compliance date to the permit expiration date. Mr. Biehl gave the history of the property and added that a lot of work had been completed.

The Deputy City Clerk swore in Fernando Couto who agreed that the work would be completed by June 13th.

The Special Magistrate found that proper notice was achieved and found the property remained in violation. He set a compliance date of June 13, 2025.

Bender           25-02199       461 NW Marion Ave

Code Officer Bender, previously sworn, read the case presentation and staff's recommendations into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations. He explained that the owner of the property is in a nursing home and the tenants had emptied the house and left it in the yard. Mr. Biehl requested that they modify the lien to include the removal of the open storage, to which the Special Magistrate agreed.

The Special Magistrate found that proper notice was achieved and found the property remained in violation and both violations constituted a threat to the public's health, safety and welfare, therefore he granted the relief requested by the City.

Bender           25-08321       366 NE Gulfstream Ave

Code Officer Bender, previously sworn, read the case presentation and staff's recommendations into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations. Mr. Biehl stated that the Department of Health had visited the property for the failed septic tank. He added that they would have to switch to the City's sewer system but the property management company was in Arizona and no movement had been made.

The Special Magistrate found that proper notice was achieved and found the property remained in violation and it constituted a threat to the public's

health, safety and welfare, therefore he granted the relief requested by the City.

Capp 25-03361      111 SW Chapman Ave

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

The Special Magistrate found that proper notice was achieved and found the property remained in violation and it constituted a threat to the public's health, safety and welfare, therefore he granted the relief requested by the City.

Capp 25-04269      197 SW Twig Ave

Code Officer Gomez, previously sworn & reading for Code Officer Capp, read the case presentation and staff's recommendations into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations. He stated that the property was not occupied at this time.

The Deputy City Clerk sworn in Jay Faustin, appearing via Zoom, who stated that he had been in Texas for work but he was trying to obtain a child proof pool cover; therefore, he requested more time.

The Special Magistrate stated that Mr. Faustin's request was denied. He found that proper notice was achieved and found the property remained in violation and it constituted a threat to the public's health, safety and welfare, therefore he granted the relief requested by the City.

10. Certification of Fines

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

[2025-472](#)

There was nothing heard under this item.

11. Certification of Fines Special Requests

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

[2025-473](#)

Capp 24-19455      1825 SW Oakwood Rd

(Clerk's Note: This item was heard after Item 12.)



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

The Deputy City Clerk sworn in Patricia Assmann & Patrick Skipper, attending via Zoom. They informed the Special Magistrate that there were multiple international heirs to the property so legalities were taking longer than expected. Mr. Skipper stated that he had recently visited the property to clean it up.

Mr. Biehl gave a brief history of the violations and liens on this property which amounted to over \$87,000.

The Special Magistrate found that proper notice was achieved and found the property remained in violation. He certified the fine and assessed the \$225 abatement cost plus the \$411 administrative costs.

Gomez            25-00417        1791 SE Ridgewood St

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

The Special Magistrate found that proper notice was achieved and found the property remained in violation except for 48.01(b) which had been abated by the City. He certified the lien and granted the relief as requested by the City.

## 12. Vacate Requests

### 12.a Hear Vacate Requests Cases and Approve the Staff Recommendation

[2025-514](#)

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

Evelyn Rojas, Lien Services Department, stated that the vacate request on today's agenda, Agenda Item #1, had come from citizens or City staff, have been found by the City to be invalid, and require Special Magistrate signature.

The Special Magistrate stated that he reviewed the requests and would sign the order.

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13. How Parties are Notified

Ms. Francois Dieujuste stated that a Notice of Hearing or Notice of the Certification of Fine was sent to the violator by Certified Mail Return Receipt Requested to the address listed in the Tax Collector's Office for tax notices or to the address listed in the County Property Appraiser's Database. If the green card was returned, it was placed in the file and was either signed, unsigned or unclaimed. Ten days before the hearing, an agenda was posted on the bulletin board in the lobby of Port St. Lucie City Hall. Also, a Notice of Hearing was posted on the property in question, along with an Affidavit of Posting, which included a copy of the notice posted and the date and places of its posting. If the certification card was not returned to the Neighborhood Services Department, then within ten days before the Hearing, posting was completed in the same manner as if the card was returned unclaimed as stated above. The photos shown at the hearing were kept and maintained as public records of the City of Port St. Lucie's Neighborhood Services Department. She requested that the Clerk enter the cases into the record and asked the Special Magistrate if he had any questions on cases where parties were not present. The Special Magistrate replied in the negative and stated that he found proper notice for those cases.

## 14. Introduction of Cases Without Parties Present

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

25-03994	338 SE Yardley Terr
25-04055	370 SW Buxton Ave
24-15414	352 SW Voltair Terr
25-01475	1581 SE Sutton St
25-03404	1309 SW Bayshore Blvd
25-03412	144 SW Lakehurst Dr
25-04164	365 SW Todd Ave
25-04166	568 SW Carter Ave
25-05084	226 SW Parish Ter
25-05290	1898 SW Brisbane St
25-03788	2391 SE Marseille St
25-04113	2460 SE Pascal Ave
25-04588	2302 SE Leithgow St
24-03781	2365 SE Delano Rd
24-19878	1413 SE Vesthaven Cir
25-01359	2033 SE Oxmoor Ter
25-04216	2417 SE Elston St
25-03323	650 SE Majestic Ter
24-19094	2098 SE Floresta Dr

The Special Magistrate stated that he would sign the orders for the above cases.

## 15. Public to be Heard

There were no public comments to be heard.

16. Adjourn

There being no further business, the meeting was adjourned at 10:11 a.m.

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Shanna Donleavy, Deputy City Clerk



## Agenda Summary

2025-628

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**Agenda Date:** 7/9/2025

**Agenda Item No.:** 8.a

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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
	Diaz	24-10285	Bayshore Prof Ctr of PSL LLC	1680 SW Bayshore Blvd
	Diaz	25-01350	Richard Thompson	1349 SW Biltmore St
	Dickerson	24-09808	Lauderhill Partners Inc	1618 SE Village Green DR
	Dickerson	24-17801	Paras Investment Co Inc	1500 SE Village Green DR
	Dickerson	25-02110	SIGNATURE VILLAGE GREEN DR LLC	1650 SE Village Green DR
	Dickerson	25-03747	FKKL LLC	1774 SE South Niemeyer CIR
	Herzog	24-16140	Crystal Nicole Williams	2125 SW Cameo BLVD
	Herzog	25-03966	Jennifer May Lynch	402 SW Tulip BLVD
	Herzog	25-03973	Lillian Penird (EST)	238 SW Cherryhill Rd
	Herzog	25-04472	Christopher A May	637 SW Seagull TER
	Herzog	25-05490	Yamila D Rollan Escalona & Joel Escalona	661 SW Dalton CIR
	Herzog	25-05624	Pedro Cristobal Deleon	3102 SW Watson CT
	Herzog	25-05733	Sheila Normil	2000 SW Monterrey LN
	Herzog	25-05993	Emmanuel Thomas	470 SE Fairchild AVE
	Herzog	25-06570	Domonick Mcdonald	2450 SW Lafayette ST
	Herzog	25-06751	Felix James & Onika P James	386 SE Fairchild AVE
	Herzog	25-07045	Waybert Ginorio Cruz & Yusmaily Milian Nunez	1786 SW Cashmere BLVD
	Herzog	25-07349	Ilise DeSanti	243 SW Statler Ave
	Herzog	25-07410	Erika R Robson	767 SW Belmont CIR
	Herzog	25-07654	Michael Gonzalez & Beatrice Gonzalez	926 SW Connecticut Ter
	Huckstable	22-08294	Ramon A Hooper III	248 SE Eyerly AVE
	Huckstable	22-09083	Ramon A Hooper III	2181 SE Stonecrop ST
	Huckstable	23-04038	SARAH'S HOUSE LLC	473 SE Evergreen TER

	Huckstable	24-06422	TALS LLC	2243 SE Seafury LN
	Huckstable	24-08980	Habib Pirani & Shaheen Pirani	399 SE Oakridge DR
	Huckstable	24-18735	William P Marshall	2463 SE Richmond ST
	Huckstable	25-02356	Yusnelis Acosta	2666 SW Ace RD
	Huckstable	25-02685	Lucsen Saintil	5836 NW Zenith DR
	Laird	25-04968	Veranda St Lucie Land Holdings LLC	991 SE Becker RD
	Laird	25-05986	Treasure Coast Management Specialists LLC	2355 SE Seafury LN
	Williams	25-05163	Tinto and Shelina International Inc	302 SW Tulip BLVD
	Williams	25-06586	AFAF Properties LLC	9109 S US Highway 1



## Agenda Summary

2025-629

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**Agenda Date:** 7/9/2025

**Agenda Item No.:** 9.a

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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
	Dickerson	25-05230	Tesoro Preserve POA Inc	300 SE Via Tirso
	Herzog	25-09272	G Dynasty Investments II LLC	2350 SE Floresta Dr
	Herzog	25-09364	Joan H Lattanzio	751 SW Monsoon Rd





## Agenda Summary

2025-630

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**Agenda Date:** 7/9/2025

**Agenda Item No.:** 10.a

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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
	Huckstable	25-08070	Samuel Bridgen	2334 SE Rich ST
	Huckstable	25-08071	Joan D Hartsock (EST)	1820 SE Van Kleff AVE
	Huckstable	25-08074	William G Micco & Rhonda Y Micco	181 NE Dominican TER
	Huckstable	25-08618	Winnie Y Chien	2071 SW Del Rio BLVD
	Huckstable	25-08639	Robert Young	2789 SE Bluem WAY
	Huckstable	25-08694	Melinda C Simpson	562 NW Selvitz RD
	Huckstable	25-08716	Ruth L Brown	1402 SW Glastonberry AVE
	Huckstable	25-09065	William Chan & Francis Chan	4533 SW Wabash ST
	Huckstable	25-09353	Sharon A Thibodeau & Stephen F Russell : Charlotte Silva	1682 SW Andalusia RD



## Agenda Summary

2025-631

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**Agenda Date:** 7/9/2025

**Agenda Item No.:** 11.a

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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
	Diaz	24-06960	YNOT Building PSL LLC	1313 SW South Macedo BLVD
	Diaz	24-19376	Real Sub LLC	3225 SW Port St Lucie BLVD
	Diaz	24-19583	McDonalds Corp	1750 SW St Lucie West BLVD
	Dickerson	22-08027	Neel's Real Estate LLC	207 SW Port St. Lucie Blvd
	Dickerson	24-14114	St Lucie Enterprises LLC	1924 SW Gatlin BLVD
	Herzog	25-01220	Jordan Thomas Mersdith & Maria Kathleen Hassan	726 SE Ablett LN
	Williams	25-03197	QSR 30 LAND II LLC	190 SW Port St Lucie BLVD



## Agenda Summary

2025-632

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**Agenda Date:** 7/9/2025

**Agenda Item No.:** 12.a

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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
	Herzog	25-00989	Brian DiMatteo	307 SW Belmont Cir



## Agenda Summary

2025-633

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**Agenda Date:** 7/9/2025

**Agenda Item No.:** 13.a

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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

Next Magistrate Hearing – July 16, 2025 SM Davis

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





## Agenda Summary

2025-665

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**Agenda Date:** 7/9/2025

**Agenda Item No.:** 14.a

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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

#	Specialist	Case No.	Respondent(s)	Respondent Address
	Velardo	25-06587	SLC NWRL 423 Land Trust	423 NW RAVENSWOOD LN
	Emmert	25-07130	Shadawood Properties LLC	289 SE VERADA AVE
	Velardo	25-06805	Amber S Brack	1761 SW CLOVERLEAF ST