

# **City of Port St. Lucie**

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



## **Meeting Agenda**

**Wednesday, May 14, 2025**

**9:00 AM**

**City Hall, Council Chambers**

### **Special Magistrate Hearing**

1. **Meeting Called to Order**
2. **Pledge of Allegiance**
3. **Swearing in Code Specialist and/or Building Investigators**
4. **Approval of Minutes**
5. **Late Abatements and/or Postponements**
6. **Approval of Agenda**
7. **Introduction of Cases**
8. **Solid Waste Certification of Fines**
  - 8.a Hear Solid Waste Certification of Fines Cases and Approve the Staff Recommendation [2025-447](#)
9. **Code Violations**
  - 9.a Hear Code Violations Cases and Approve the Staff Recommendation [2025-448](#)
10. **Code Violations Special Requests**
  - 10.a Hear Code Violations Special Requests Cases and Approve the Staff Recommendation [2025-449](#)
11. **Vacant Lot Violations**
  - 11.a Hear Vacant Lot Violations Cases and Approve the Staff Recommendation [2025-450](#)
12. **Certification of Fines**
  - 12.a Hear Certification of Fines Cases and Approve the Staff Recommendation [2025-451](#)
13. **Certification of Fines Special Requests**
  - 13.a Hear Certification of Fines Special Requests Cases and Approve the Staff Recommendation [2025-452](#)

**14. Vacant Lot Certification of Fines**

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

[2025-453](#)

**15. Modification Requests**

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

[2025-468](#)

**16. Vacate Requests**

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

[2025-469](#)

**17. How Parties are Notified****18. Introduction of Cases Without Parties Present****19. Public to be Heard****20. 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

2025-447

---

**Agenda Date:** 5/14/2025

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

---

Placement: New Business

Action Requested: Choose item.

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
	Emmert	25-02819	Sharon Lall-Persaud	2518 SW Cooper Ln
	Mendoza	25-01516	Michelle N Davis	1819 SW Grant Ave
	Owens	25-07762	Jacob & Stephanie Uwanawich	1650 SW Ruiz Ter (appeal) ***



## Agenda Summary

2025-448

---

**Agenda Date:** 5/14/2025

**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
	Diaz	24-06446	Expert Real Estate Holdings LLC	668 SW Whitmore Dr
	Diaz	24-06960	YNOT Building PSL LLC	1313 SW South Macedo Blvd
	Diaz	24-09440	Natalie's Canal Co LLC	1302 SW Bayshore Blvd
	Diaz	24-10395	Marzo Roofing Inc	861 SW Lakehurst Dr A
	Diaz	24-13091	Kreiser And Kreiser LLC	1801 SW Biltmore St
	Diaz	24-13180	Plop-Jon Inc	1833 SW Biltmore St
	Diaz	24-14879	Euro Jap Auto Repair Inc	1701 SW Biltmore St
	Diaz	24-19270	Bayshore Commons LLC	1202 SW Bayshore Blvd
	Diaz	24-19597	ELB FLORIDA 7-11 LLC	1651 NW St Lucie West Blvd
	Diaz	25-01167	CCB ASSOCIATES 10 LLC c/o Stephen C Scalione	1661 NW St Lucie West Blvd
	Diaz	25-03182	RPR Investments Inc	832 SW Lakehurst Dr
	Dickerson	24-13204	Family Life Worship Center Inc	4311 SW Darwin Blvd
	Dickerson	24-17853	Capital Group MDI LLC	10921 S Us Highway 1
	Dickerson	24-19575	Racetrac Petroleum Inc c/o Silver Oak Advisors	221 SW Port St Lucie Blvd
	Dickerson	24-19874	THE PARC AT GATLIN COMMONS LLC	1900 SW Aledo Ln <a href="#">*Attending Via Zoom*</a>
	Dickerson	25-01140	Gatlin Plaza Condominium Association Inc	2270 SW Gatlin Blvd <a href="#">*Attending Via Zoom*</a>
	Dickerson	25-01386	St Lucie Harmony Housing LLC c/o Greystone Property Mgmt Corp	4400 NW Cove Cir
	Herzog	24-12024	Thayna M Pluviose	1652 SW McAllister Ln
	Herzog	24-13312	Tara Deonarine	2002 SW Judith Ln <a href="#">*Attending Via Zoom*</a>
	Herzog	24-16140	Crystal Nicole Williams	2125 SW Cameo Blvd
	Herzog	24-18159	Daniel A Dozack	1751 SW Anderson St

	Herzog	24-18527	Martine Haddouf	182 SW Langfield Ave
	Herzog	24-19115	Kimberly J Saffomilla	2008 SW Hampshire Ln
	Herzog	24-19309	Ian Kitchin & Alexandra Chusovskaya	2014 SW Hampshire Ln
	Herzog	24-19876	William Duffy & Carol Duffy	2341 SW Cooper Ln
	Herzog	25-00115	Rose M Exius & Wilbert Saint Gerard	649 SW Sail Ter
	Herzog	25-00989	Brian DiMatteo	307 SW Belmont Cir
	Herzog	25-01194	Kathleen Wertz	2490 SW Cooper Ln
	Herzog	25-01210	Enoude Pierre Louis : Serge Jean	150 SW Fairchild Ave
	Herzog	25-01220	Jordan Thomas Mersdith : Maria Kathleen Hassan	726 SE Ablett Ln
	Herzog	25-01710	Ignacio M Jaramillo & Elizabeth Ramirez	281 SW Tulip Blvd
	Herzog	25-03505	Louis Dassardo	2002 SW Castinet Ln
	Herzog	25-04207	Karen L White	665 SW Homeland Rd
	Williams	25-03287	Shaun Fix	591 SE Port St Lucie Blvd
	Williams	25-03382	Omega Baptist Church of Pentecost Inc	726 SW Port St Lucie Blvd
	Williams	25-04260	Branch Banking And Trust	10585 S Us Highway 1





## Agenda Summary

2025-449

---

**Agenda Date:** 5/14/2025

**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
	Herzog	25-03593	William M Taylor II & Barbara P Taylor	626 SW Sandbar Ter
	Williams	25-03197	QSR 30 LAND II LLC	190 SW Port St Lucie Blvd



## Agenda Summary

2025-450

---

**Agenda Date:** 5/14/2025

**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
	Huckstable	25-02640	Appletree Services Corporation	1465 SW Bargello Ave
	Huckstable	25-03065	Yvette Helene Lowenthal (TR)	5977 NW Telford Ave
	Huckstable	25-03273	Shaukat Ali Rokadia	2465 SW Summit St
	Huckstable	25-03354	Enid M Higgins	1908 SW Beauregard St
	Huckstable	25-03848	Nelida V Curry (TR) & James D Curry (TR)	2598 SE Morningside Blvd
	Huckstable	25-03936	Vincente Deleon & Fe Deleon	2442 SE Gillette Ave
	Huckstable	25-04594	Barry Y Mak & Newton Y Mak	4241 SW McClellen St
	Huckstable	25-04596	Mary B Valentine	471 SW Sadwick Ave
	Huckstable	25-04984	Amichai Ziegler	5222 NW North Lovoy Cir
	Huckstable	25-04985	George O Bullock & Veta E Bullock : Bianca M Bullock	1097 SW Eckard Ave
	Huckstable	25-05034	Jamal U Bhuyain	324 SW Todd Ave
	Huckstable	25-05035	Rex G Brown	4657 SW Bachelor St
	Huckstable	25-05373	Wilma J Maranan	1666 SW Pancoast St
	Huckstable	25-06305	Santos Garcia & Savitri Garcia	2057 SE Crystal Mist St



## Agenda Summary

2025-451

---

**Agenda Date:** 5/14/2025

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

---

Placement: New Business

Action Requested: Motion / Vote

Hear Certification of Fines Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Project Coordinator, NSD.

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

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

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

Alternate Recommendations:

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

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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

## Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Diaz	24-19384	Tigerfish Real Estate LLC	2890 SW Port St Lucie Blvd
	Dickerson	24-15737	ILA PRIVATE EDUCATION LLC	765 SW Dalton Cir
	Dickerson	24-17746	David D Andrews & Joann Andrews : Margaret D Andrew	9197 S Us Highway 1
	Huckstable	24-13709	Advance Auto Parts	2802 SW Port St Lucie Blvd
	Williams	24-14701	Enaide M Young & Exor M Basan	938 SW Durham Ter
	Williams	24-16205	Christopher B Hall	1042 SW Jacqueline Ave
	Williams	24-18983	Roosevelt Demorne	3020 SW Longleaf Ct



## Agenda Summary

2025-452

---

**Agenda Date:** 5/14/2025

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

---

Placement: New Business

Action Requested: Motion / Vote

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

Submitted By: Sara Brown, Project Coordinator, NSD.

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

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

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

Alternate Recommendations:

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

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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

### Certification of Fines Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address





## Agenda Summary

2025-453

---

**Agenda Date:** 5/14/2025

**Agenda Item No.:** 14.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	24-16016	Dafne Hernandez Lopez (EST), Abigail Hernandez Lopez (EST) & Alicia Sandoz-Vazquez (EST)	1965 SE Floresta Dr
	Huckstable	24-17833	Samuel R Villacis & Dora N Villacis	738 SW Hoffenberg Ave
	Huckstable	24-18704	Shameem Hussain	2903 Se Pier St
	Huckstable	24-18707	Aym Maksudul Alam Chowdhury & Shamim A Begum	294 SW Saginaw Ave
	Huckstable	24-18765	Bert Shadowen	4073 SW Kidd Ct
	Huckstable	24-18881	Ritha Norzelus Joseph & Guesty Kimberly Estinvil	5136 Nw Rugby Dr
	Huckstable	24-18935	Huei J Su & Fang P Su	6782 NW Abigail Ave
	Huckstable	24-19836	Joseph F Vecchione	726 NW Bayshore Blvd



## Agenda Summary

2025-468

---

**Agenda Date:** 5/14/2025

**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	13-00165	BAC Home Loans Services LP	698 SW Jeanne Ave
	Rojas	13-07584	Federal National Mortgage Assoc	698 SW Jeanne Ave
	Rojas	13-14064 BL	Federal National Mortgage Assoc	698 SW Jeanne Ave
	Rojas	17-04939	Federal National Mortgage Association	698 SW Jeanne Ave



## Agenda Summary

2025-469

---

**Agenda Date:** 5/14/2025

**Agenda Item No.:** 16.a

---

Placement: New Business

Action Requested: Motion / Vote

Hear Vacate Requests Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Project Coordinator, NSD.

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

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

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

Alternate Recommendations:

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

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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

## Vacate Requests

#	Specialist	Case No.	Respondent(s)	Respondent Address
	Rojas	24-16896	Sayco Equity K LLC	682 NW Cardinal DR
	Rojas	13-00165	BAC Home Loans Services LP	698 SW Jeanne Ave
	Rojas	13-07584	Federal National Mortgage Assoc	698 SW Jeanne Ave
	Rojas	13-14064 BL	Federal National Mortgage Assoc	698 SW Jeanne Ave
	Rojas	17-04939	Federal National Mortgage Association	698 SW Jeanne Ave