

City of Port St. Lucie

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



Meeting Agenda

Wednesday, July 1, 2026

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. **Modification Requests**
 - 8.a Hear Modification Requests Cases and Approve the Staff Recommendation [2026-580](#)
 9. **Code Violations**
 - 9.a Hear Code Violations Cases and Approve the Staff Recommendation [2026-581](#)
 10. **Code Violations Special Requests**
 - 10.a Hear Code Violations Special Requests Cases and Approve the Staff Recommendation [2026-582](#)
 11. **Certification of Fines**
 - 11.a Hear Certification of Fines Cases and Approve the Staff Recommendation [2026-583](#)
 12. **Certification of Fines Special Requests**
 - 12.a Hear Certification of Fines Special Requests Cases and Approve the Staff Recommendation [2026-584](#)
 13. **How Parties are Notified**
 14. **Introduction of Cases Without Parties Present**
 15. **Public to be Heard**
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16. 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

2026-580

Agenda Date: 7/1/2026

Agenda Item No.: 8.a

Placement: New Business

Action Requested: Motion / Vote

Hear Modification Requests Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Special Projects 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	25-13559	BAF Assets 6 LLC	961 SW Commonwealth Rd
	Rojas	25-31718-R-BL	330 Enterprise Property LLC	320 NW Enterprise Dr Unit 120,121, & 122
	Rojas	13-09189	Michael Ames	532 SE Karrigan Ter
	Rojas	14-04111	Michael Ames	532 SE Karrigan Ter
	Rojas	22-04467	Isaias Guitierrez	136 SW Majestic Ter
	Rojas	25-06891	Serana Nadia Latortue	2297 SE Seamist ST
	Rojas	15-07615	Jason Houtrides	1925 SW Villanova Rd



Agenda Summary

2026-581

Agenda Date: 7/1/2026

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, Special Projects 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
	Gomez	26-04011	Carmen Melendez	1461 SE APPAMATTOX TER
	Gomez	26-04480	Augusto E Heredia, Mirna L Heredia & Roas E Vargas	2241 SE LENNARD RD
	Gomez	26-04989	David Dylan Wright	2431 SE ALFONSO AVE
	Gomez	26-05012	Gonzalo Perez & Esperanza S Perez	2299 SE BRADDOCK ST
	Gomez	26-05020	Melissa Nicole Hamilton	2598 SE ROCK SPRINGS DR
	Gomez	26-07044	Greg Johnson & Jessica Johnson	2237 SE BLOSSOM RD
	Kashatus	25-18624	Jorge A Ramos Munoz & Iris Martinez Moran	4262 SW WHITEBREAD RD
	Kashatus	26-03220	Michelet Brice & Jacqueline Sainval-Brice	1082 SW ECKARD AVE
	Kashatus	26-03794	Lance Drell	385 SW SOUTH QUICK CIR
	Kashatus	26-06802	Sergio Solari & Mayra Solarte	3362 SW MUNDY ST
	Mendoza	26-01646	Valbrun Lozil & Juliana Jeanbaptiste	3961 SW ROSSER BLVD
	Mendoza	26-01673	Willie E Gary & Gloria R Gary	1833 SW STARMAN AVE
	Mendoza	26-02638	Anoowattie Heeralall & Joshua O John	1818 SW EFFLAND AVE
	Mendoza	26-06052	Thomas M Mazur	3801 SW HALL ST
	Miller	26-02193	Suly M Celis Garcia	552 SE KARRIGAN TER
	Miller	26-05889	Christine Y McKenzie & Alexander M McKenzie	551 SE VOLKERTS TER
	O'Malley	25-03576	Aysmel Aguasvivas Velazquez & Edwin Otoniel Molina	1818 SW ELIJAH AVE
	O'Malley	25-17363	Julio G Luaces III	1655 SW ESCOBAR LN
	O'Malley	26-00300	Scott Broward Brantley III (TR)	2843 SW LUCERNE ST
	O'Malley	26-02455	Paul M Waite	2997 SW COLLINGS DR
	O'Malley	26-05241	Zachary Wills & Abby Wills	3413 SW GALETI ST
	O'Malley	26-07664	Gary Tucker	3218 SW SAVONA BLVD

	Peco	26-00941	Herbert Schaus (LF EST)	1671 SW VICTOR LN
	Peco	26-01190	Robert H Schoneman II & Dorothy G Schoneman	1962 SW SCORPIO LN
	Peco	26-01191	Seon Clarke	2061 SW SCORPIO LN
	Peco	26-01944	Jomar Bras	1582 SW CURRY ST
	Peco	26-04559	Jorel Jean-Pierre	1291 SE LADNER ST
	Peco	26-05702	Roland S Tewari	1210 SW AIROSO BLVD
	Peco	26-06723	Yioline Cherisma & Berlens Alteme	1189 SW IRVING ST
	Wise	26-00513	Garrett Anderson	1722 SE BURGUNDY LN



Agenda Summary

2026-582

Agenda Date: 7/1/2026

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, Special Projects 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	26-06742	Michael J Reed & Omaira Reed	1956 SW ALADDIN ST
	Bender	26-07013	Ai Fa Yang	2079 SW IDAHO LN
	Capp	26-04809	Takeyah S Blue	371 NE GRANDUER AVE
	Diaz	26-09792	Sanctuary at Winterlakes LLC	5430 NW MOORHEN TRL
	Gomez	25-08327	1711 Mansfield Partners LLC	1711 SE MANSFIELD ST *Attending Via Zoom*
	Gomez	26-05009	Yamara Sanchez & Richard Nixon Eustache	2722 SE GARFIELD AVE
	Gomez	26-05011	Carlos S Calle	2841 SE LEIGH AVE
	Gomez	26-05327	Cieran Patrick Paterson & Chelsea Paige Hayes	2282 SE PEAR LN
	Gomez	26-05360	William J Duffy & Carol Duffy	2164 SE GASLIGHT ST
	Gomez	26-09467	Andrea Nicol Martinez Andino & Nubia Andino Barrientos	1843 SE MANDRAKE CIR
	Kashatus	26-02734	Myrlene Severe	386 SW LACROIX AVE
	Kashatus	26-03230	Mary Fox	931 SW FABLE AVE
	Kashatus	26-03536	Davy Parham & Chalonda Parham	4566 SW TABOR ST
	Mendoza	26-07608	Get It Done House Buyers Inc	1898 SW LOFGREN AVE
	Miller	26-05957	Lesnet Badette, Renette Dimanche & Gerald Blanchard	244 SE THORNHILL DR
	O'Malley	26-06703	Lunie Jolicoeur & Daniel Jolicoeur	1022 SW DEAUVILLE AVE
	O'Malley	26-07515	Jennifer Longo	1741 SW MILLIKIN AVE
	Peco	25-12763	Suny M Polanco Munoz & Edinson Salcedo	174 SW PARISH TER
	Peco	26-06500	Sasha Nicole Noble	1581 SE SUTTON ST
	Peco	26-06695	Carol L Velazquez & Wendi Thompson	1654 SE FALLON DR
	Peco	26-06705	Jeffrey Dwight Williams	362 SW MOLLOY ST
	Wise	26-04461	JCD DELGADO LLC	1749 SE ELKHART TER
	Wise	26-04835	A2Z MOBILE NOTARY SERVICES LLC	2132 SE FLANDERS RD

	Wise	26-06195	Kelly L Dakis	3101 SE MORNINGSIDE BLVD
	Wise	26-06350	Nils H Brandt	1566 SE SUNSHINE AVE
	Wise	26-06389	Cedric Frazier	2411 SE MORNINGSIDE BLVD
	Wise	26-06961	Gary Louis , Anne St Amour Xavier & Jean-Claude Charles	1101 SE MENORES AVE



Agenda Summary

2026-583

Agenda Date: 7/1/2026

Agenda Item No.: 11.a

Placement: New Business

Action Requested: Motion / Vote

Hear Certification of Fines Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Special Projects 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.

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Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Armendarez	26-00225	Jordan Randall Sharp	154 SW SOUTH WAKEFIELD CIR
	Capp	26-01794	Eugean Cassady Jr (EST)	513 NW FLORESTA DR
	Gomez	26-01690	Shawn Cassidy	2586 SE LILY ST
	Mendoza	25-03099	Konyali A Jossie	471 SE THANKSGIVING AVE
	Miller	26-00384	Jean Marie Harris (EST) & John James Wallace	2107 SE STARGRASS ST
	O'Malley	26-03786	Michelle Rouhani	5488 NW BOYDGA AVE
	O'Malley	26-02913	Robenson Dorvilien	5792 NW COOSA DR
	Wise	25-10335	Maryse J Williams & James Williams	140 SE JUPER AVE
	Wise	26-00523	Nicholas Vivirito	1782 SE ELKHART TER



Agenda Summary

2026-584

Agenda Date: 7/1/2026

Agenda Item No.: 12.a

Placement: New Business

Action Requested: Motion / Vote

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

Submitted By: Sara Brown, Special Projects 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
	Armendarez	25-17060	Dawn Tate (LF EST)	4472 SW PALEY RD
	Armendarez	25-17561	Gerald Bentley Sr, Gary Bernard Mason & Brian Bernard Mason	3231 SE PINTO ST
	Capp	25-14290	Eugean Cassady Jr (EST)	513 NW FLORESTA DR
	Capp	25-16024	Ricardo Aurelio Melendez Guerrero	401 NW LINCOLN AVE
	Mendoza	26-00186	Ellen L Skelly c/o Eloise Gardner	929 SE BAYFRONT AVE

Next Magistrate Hearing – July 8, 2026 SM Davis

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