

City of Port St. Lucie

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



Meeting Agenda

Wednesday, March 11, 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**
 - 4.a Hear Approval of Minutes for 10/1/2025, 10/15/2025 and 11/12/2025 Cases and Approve the Staff Recommendation [2026-233](#)
 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 [2026-234](#)
 9. **Code Violations**
 - 9.a Hear Code Violations Cases and Approve the Staff Recommendation [2026-235](#)
 10. **Code Violations Special Requests**
 - 10.a Hear Code Violations Special Requests Cases and Approve the Staff Recommendation [2026-236](#)
 11. **Vacant Lot Violations**
 - 11.a Hear Vacant Lot Violations Cases and Approve the Staff Recommendation [2026-237](#)
 12. **Certification of Fines**
 - 12.a Hear Certification of Fines Cases and Approve the Staff Recommendation [2026-238](#)
 13. **Certification of Fines Special Requests**
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- 13.a** Hear Certification of Fines Special Requests Cases and Approve the Staff Recommendation [2026-239](#)
- 14. Vacant Lot Certification of Fines**
- 14.a** Hear Vacant Lot Certification of Fines Cases and Approve the Staff Recommendation [2026-240](#)
- 15. Determine Violation**
- 15.a** Hear Case Presentations to Determine Violation of City Code and Set Compliance Deadline [2026-245](#)
- 16. Modification Requests**
- 16.a** Hear Modification Requests Cases and Approve the Staff Recommendation [2026-246](#)
- 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
2026-233

Agenda Date: 3/11/2026

Agenda Item No.: 4.a

Placement: Approval of Minutes

Action Requested: Motion / Vote

Hear Approval of Minutes for 10/1/2025, 10/15/2025 and 11/12/2025 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, October 1, 2025

9:00 AM

City Hall, Council Chambers

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 at 9:00 AM on October 1, 2025, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Keith Davis, Special Magistrate
Charles Cerami, Code Compliance Officer
Jeremy Kashatus, Code Compliance Officer
Miguel Mendoza, Code Compliance Officer
Aaron Biehl, Code Compliance Supervisor
Wesley Armstrong, Code Compliance Manager
Sara Brown, Neighborhood Services
Janna Williams, Finance
Richard Shiller, Deputy City Attorney
Traci Mehl, Deputy City Clerk

2. Pledge of Allegiance

Special Magistrate Davis 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 City staff.

4. Approval of Minutes

There were no minutes to be approved.

5. Late Abatements and/or Postponements

Sara Brown, Neighborhood Services, stated there were no postponements or abatements.

After all cases were heard, Ms. Brown indicated there were two late postponements: Case No. 25-12587 and Case No. 25-09918.

6. Approval of Agenda

Special Magistrate Davis approved the agenda as published.

7. Introduction of Cases

8. Code Violations

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

[2025-902](#)

#2. CERAMI / CASE NO. 25-08783 / 1897 SW EFFLAND AVE

Code Compliance Officer Charles Cerami read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property and driveway culvert pipe that is blocked and considered failed by Public Works - taken at the time of the inspections. Code Compliance Officer Cerami indicated the Respondent has a permit with a new date and requested the compliance date be changed to 6/26/2026.

The Deputy City Clerk swore in Respondent Patricia Ward via Zoom, who stated the City's comments were accurate.

Special Magistrate Davis stated the City has proper notice and the property remains in violation as cited. Based on the testimony and evidence, he granted the relief as discussed and set a new compliance date of 6/26/2026. Special Magistrate Davis indicated the City can re-notice the case, if it needs to be brought back for further attention.

#3. CERAMI / CASE NO. 25-10820 / 1918 SW EXETER CT

Code Compliance Officer Charles Cerami read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property and the tarp on the roof - taken at the time of the inspections. Code Compliance Officer Cerami indicated the Respondent did not have any contact via email and is in litigation.

The Deputy City Clerk swore in Respondent Humberto Soares via Zoom, who explained he was in the claim/legal process and is just waiting for a date to possibly appear in November. He indicated he sent a letter to the City on 8/15/2026 stating that he has made some costly temporary repairs to the tarp. Respondent Soares noted that this has been going on for more than two years and he would like to get it resolved as soon as possible.

Special Magistrate Davis stated the City has proper notice and Respondent Soares is present remotely. Based on the testimony and evidence, Special Magistrate Davis found that the property remains in

violation as cited and set a new compliance date of 2/4/2026. He requested that the Respondent stay in touch with the City and ask for additional time if need be.

#13. ROSE/BIEHL / CASE NO. 24-02784 / 2101 SW COLWELL AVE

Aaron Biehl, Code Compliance Supervisor, on behalf of Code Compliance Officer Carlloyd Rose, read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property and the tarp on the roof - taken at the time of the inspections. Code Compliance Supervisor Biehl indicated the Respondent has a permit, but is having issues with their contractor who is being investigated by the State Attorney's Office and other agencies for embezzling funds.

The Deputy City Clerk swore in Respondent Sonia Phillips via Zoom, who explained her circumstances and recent events involving her contractor, Family First Roofing Group, who filed for bankruptcy after she paid them \$21,500. She filed a police report and has a letter stating that her funds might be returned. Respondent Phillips indicated the roof is shrink-wrapped and water tight. She stated she is applying for loans and her case was just assigned and scheduled for a hearing on October 8, 2025.

Code Compliance Supervisor Biehl suggested continuing this case for six months to see where the Respondent is at that time.

Special Magistrate Davis stated the City has proper notice, but he is not making any findings or entering an order. He indicated the City can re-notice the case or bring it back if need be.

#7. KASHATUS / CASE NO. 25-13803 / 4450 SW CACAO ST

Code Compliance Officer Jeremy Kashatus read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, mildew on exterior of home, and open storage around RV in driveway - taken at the time of the inspections.

The Deputy City Clerk swore in Respondent Phillip Nado, who explained the property is his wife's premarital home. He stated he needed more time to address the mildew and move the rolling ladder, and requested 45 days.

Special Magistrate Davis set a new compliance date of November 19, 2025. He stated the City can re-notice the case if it needs to be brought back.

#11. MENDOZA / CASE NO. 25-12397 / 2602 SW MONTERREY LN

Code Compliance Officer Miguel Mendoza read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property and open storage - taken at the time of the inspections.

The Deputy City Clerk swore in Respondents Gabriela Marcus and Richard Cancino. Respondent Marcus stated the violation is as of 7/21/2025, as they are in the process of renovating and making repairs to the home. She explained they will continue to have debris and removing it with the trailer, until the repairs have been completed. Respondent Marcus showed Code Compliance Officer Mendoza current pictures of the areas that have been cleaned up.

Special Magistrate Davis stated the cinder blocks and other items still need to be removed. Code Compliance Supervisor Biehl indicated, if the Respondents are in compliance, the City does not have a problem with keeping the compliance date and checking the property. He stated he would walk the property with the owners to explain what needs to be removed.

Respondent Cancino stated they sent five emails to the City and none were answered. He stated they make a new pile of debris everyday, but they have been trying to comply and need a contact. Respondent Cancino requested one day to get rid of the debris.

Special Magistrate Davis set a new compliance date of 10/8/2025 and requested that the Respondents notify the City when everything is cleaned up. He stated he found proper notice and that Respondents Marcus and Cancino were present at today's hearing. Based on the testimony and evidence, Special Magistrate Davis found the property remains in violation and stated the City can re-notice the case if it needs to be brought back.

#10. MENDOZA / CASE NO. 25-11803 / 1133 SW JENNIFER AVE

Code Compliance Officer Miguel Mendoza read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, tarp on the roof, and torn screen door - taken at the time of the inspections. He indicated the Respondent is in litigation for the door and roof.

The Deputy City Clerk swore in Respondent Andrea Sanderson, who explained she is having issues with her insurance company, has an

attorney, close to getting a court date, has the name of a roofer, and the fence has been removed and tarp has been fixed.

Code Compliance Supervisor Biehl stated the City would not be opposed to pushing this case to 1/14/2026.

Special Magistrate Davis set a new hearing/compliance date of 1/14/2026. He requested that the Respondent fix the tattered areas of the tarp and try to get more information/progress regarding her court case.

#4. KASHATUS / CASE NO. 25-01500 / 329 SW BECKER RD

Code Compliance Officer Jeremy Kashatus read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property and the tarp on the roof - taken at the time of the inspections. He indicated there was an issue with the contractor.

The Deputy City Clerk swore in Respondent Jameson Bennett, who explained they are currently in litigation with their insurance company and working with an attorney. He stated it should be resolved within the next two months. Respondent Bennett indicated he has a roofing contractor, but was advised not to make any repairs at this point.

Special Magistrate Davis set a new compliance date of 2/4/2026. He requested that the Respondent fix the tarp and stay in touch with Code Compliance Officer Kashatus.

9. Code Violations Special Requests

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

[2025-903](#)

#19. KASHATUS / CASE NO. 25-11905 / 3598 SW PISANO ST

Code Compliance Officer Jeremy Kashatus read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, fence and property line, and fence and plantings/palm trees that need to be removed - taken at the time of the inspections. He explained the City has a difficult time maintaining the canal, as the vegetation and palm trees are 20 feet over the property line. Code Compliance Officer Kashatus noted the shed does not need to be moved.

Wesley Armstrong, Code Compliance Manager, stated aerial photos indicate the fence has been on the property since 2008/2009. He explained as more houses are being built on the vacant lots, access to the canal is limited. Mr. Armstrong clarified this was a rear drainage

right-of-way violation and the owner is responsible for proper placement of the fence.

The Deputy City Clerk swore in Respondent Gibin Matthew, who explained he has lived in the house for more than 11 years, had a permit for the fence, planted the trees, and the fence is 13 feet from the canal. He presented pictures to Code Compliance Officer Kashatus and Special Magistrate Davis. He also provided a copy of the fence permit to Special Magistrate Davis.

For the record, Special Magistrate Davis stated Respondent Matthew provided ten 8x10 color photographs without objection and requested they will be included in the file and made part of the record for this case. He indicated what was presented as the permit is actually a Building Department affidavit stating the fence complies with the requirements of the permit. Code Compliance Supervisor Biehl provided the permit information and showed the property line versus the fence.

Special Magistrate Davis and Staff discussed the process of permitting, placing, surveying, and approving a fence by the City's Building Department. They also discussed the options that could be or were offered to the Respondent to address the situation.

Respondent Matthew inquired as to how often the City cleans the canal and stated there are thousands of trees on the other lots near the canal. He asked why the Building Department was checking the material used for the fence and not the property line. He noted the previous owner installed the fence. Special Magistrate Davis stated he did not have the answers and was having a hard time finding the Respondent in violation.

Respondent Matthew stated he could remove the fence, but he wanted the trees to remain. Code Compliance Manager Armstrong indicated the City's ask is to move the fence back to the shed and remove all vegetation on City property. He stated he could get clarification from the drainage division.

Special Magistrate Davis stated he would like that clarification and hear testimony that the big tree is impeding the City's ability to maintain the canal and drainage area. Code Compliance Manager Armstrong indicated the drainage division spoke to Respondent Matthew about his shed, fence, and trees that are on the City's property.

Special Magistrate Davis continued the case and did not issue an order. He requested that Respondent Matthew remove the fence and trees, so

the shed does not get bulldozed by the City. He said if there is no compliance, he will award the relief requested by the City. Special Magistrate Davis set a new compliance date of 1/14/2026 or the issue will be forced. He requested a discussion with the drainage division be had regarding the large tree. He stated any vegetation on the City's side of the fence will need to be cleared out.

Code Compliance Manager Armstrong stated that before anything is done, they will schedule a meeting between Code Compliance, the drainage division, and the Respondent to walk the area of the property and discuss everything that needs to be done, so there is no confusion. He explained if there is some unwillingness to achieve full compliance, they will at least get done what they can. He stated they will come back if need be.

Special Magistrate Davis stated he would like to have this done before 1/14/2026. He indicated he would grant more time if need be, if he finds there has been cooperation and collaboration.

#18. KASHATUS / CASE NO. 25-11904 / 3602 SW PISANO ST.

Code Compliance Officer Jeremy Kashatus read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, fencing, landscaping materials, gravel and stones - taken at the time of the inspections. He indicated this situation was similar to the case above. However, the fence and shed have been moved as requested, but the drainage division has requested that the blocks, two trees, landscaping materials, and gravel/stones be removed as well.

The Deputy City Clerk swore in Respondent Claudia Hood, who explained everything in the backyard was done by permit for the shed and fence. However, they moved the fence and shed, and in the process removed three trees. Respondent Hood inquired if the other two trees had to be removed, since there are numerous trees along the canal not required to be removed. She indicated they have spent more than \$5,000 to move the shed, electrical, sprinkler system, and fence.

Code Compliance Officer Kashatus explained that any tree that is planted, fruit tree, palm tree, etc., in the City's right-of-way would have to be removed. He indicated native trees that have been established, unless it is a specific impediment on the canal, would remain, which is determined by the manager of the drainage division. He stated the two trees in question have to be removed.

Code Compliance Manager Armstrong stated they can meet with

Respondent Hood when they meet with the prior Respondent to discuss what needs to be removed. Special Magistrate Davis indicated he would like Respondent Hood to be involved in that conversation, to see if there is a path forward.

Special Magistrate Davis stated he again was having difficulty finding the Respondent in violation based on how everything has unfolded over the years, and set a new compliance date of 1/14/2026. He stated this would give everyone one more opportunity to save these trees, as he hoped a resolution could be reached.

#17. CERAMI / CASE NO. 25-12984 / 1497 SW SAN ESTEBAN AVE

Code Compliance Officer Charles Cerami read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, high grass and weeds - taken at the time of the inspections.

The Deputy City Clerk swore in Respondents Lauryn Rodgers and Marie Phillips. Ms. Phillips explained they are in litigation with her husband. She stated she gave the first violation letter to her attorney and she has a case number. Ms. Phillips indicated her husband used to cut the lawn, as he has a landscaping business and is supposed to continue cutting the lawn through the litigation. She stated they go to court on 12/1/2025, but she hoped to get the lawn cut by 10/8/2025.

Special Magistrate Davis stated the lawn needs to be cut before 12/1/2025, as it will impact the neighbors. He authorized the City to cut the lawn after 10/8/2025 and have the Respondent receive the bill.

Code Compliance Manager Armstrong asked the Respondent to stay in touch with Code Compliance Officer Cerami, if she has an issue with the compliance date.

Special Magistrate Davis stated the City has property notice and the Respondents are present at today's hearing. Based on the testimony and evidence, he found that the property remains in violation and constitutes a threat to the public health, safety, and welfare. Special Magistrate Davis granted all relief requested by the City and authorized the City to enter the property to abate the property and assess the costs, if the Respondents do not comply by 10/8/2025.

#20. KASHATUS / CASE NO. 25-11999 / 932 SW McCOMKLE AVE

Code Compliance Officer Jeremy Kashatus read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, high grass and weeds - taken at the time of the inspections.

The Deputy City Clerk swore in Respondent Edzer Pierre, who indicated the photos shown were not of his property. Code Compliance Officer Kashatus presented the correct photos at this time.

Special Magistrate Davis set a new compliance date of 10/8/2025 to trim the high grass and weeds. He stated he found proper notice. Based on the testimony and evidence, Special Magistrate Davis found that the property is in violation and constitutes a threat to the public health, safety, and welfare. He authorized the City to enter the property, address the abatement issues, and assess the costs, if the Respondent is not in compliance by 10/8/2025.

#21. KASHATUS / CASE NO. 25-12226 / 1056 SW PAAR DR

Code Compliance Officer Jeremy Kashatus read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, refuse and materials on property, and a dead tree - taken at the time of the inspections.

Special Magistrate Davis stated the Respondent is not present, but the City has proper notice via certified mail. Based on the testimony and evidence, he found that the property remains in violation as cited and the dead tree constitutes a threat to the public health, safety, and welfare. Special Magistrate Davis granted all relief requested by the City, including the authority to abate the violation.

#22. KASHATUS / CASE NO. 25-12398 / 1691 SW MALMO RD

Code Compliance Officer Jeremy Kashatus read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, high grass and weeds, and posted notice - taken at the time of the inspections. He indicated the property is currently vacant.

Special Magistrate Davis stated the Respondent is not present at today's hearing, but the City has proper notice via certified mail and the posted notice. Based on the testimony and evidence, he found that the property remains in violation as cited and the violation constitutes a threat to the public health, safety, and welfare. Special Magistrate Davis granted all relief requested by the City, including the authority to enter the property,

abate the violation, and assess the costs.

#23. MENDOZA / CASE NO. 25-05991 / 1873 SW CYCLE ST

Code Compliance Officer Miguel Mendoza read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, loose fencing, and open storage - taken at the time of the inspections. He indicated the lien has reached the maximum in this case.

Special Magistrate Davis stated the Respondent is not present at today's hearing, but the City has proper notice. Based on the testimony and evidence, he found that the property remains in violation as cited and violation 158.211, regarding accumulation of material, refuse, and waste, constitutes a threat to the public health, safety, and welfare. Special Magistrate Davis granted all relief requested by the City, including the authority to abate the health, safety, and welfare violation and assess the costs.

#24. MENDOZA / CASE NO. 25-12208 / 1866 SW DAVIS ST

Code Compliance Officer Miguel Mendoza read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, open storage, high grass and weeds, inoperative vehicle, unregistered boats, posted notice, and white fence - taken at the time of the inspections. He indicated the lien has reached the maximum in this case.

Special Magistrate Davis stated the Respondent is not present at today's hearing, but the City has proper notice via certified mail and the posted notice. Based on the testimony and evidence, he found that the property remains in violation as cited and the violations, regarding high grass and weeds and accumulation of refuse and waste material, constitute a threat to the public health, safety, and welfare. Special Magistrate Davis granted all relief requested by the City, including the authority to enter the property; abate the health, safety, and welfare violations; and assess the costs.

#25. MENDOZA / CASE NO. 25-12210 / 1314 SW GRANVILLE AVE

Code Compliance Officer Miguel Mendoza read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, high grass and weeds - taken at the time of the inspections. He indicated this has been a recurring issue.

Special Magistrate Davis stated the Respondent is not present at today's

hearing, but the City has proper notice via certified mail. Based on the evidence, he found that the property remains in violation as cited and constitutes a threat to the public health, safety, and welfare. Special Magistrate Davis granted all relief requested by the City, including the authority to enter the property; abate the health, safety, and welfare violation; and assess the costs.

#26. MENDOZA / CASE NO. 25-12214 / 2120 SW PLANTATION TER

Code Compliance Officer Miguel Mendoza read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, high grass and weeds - taken at the time of the inspections. He indicated he spoke to the resident but nothing has been done.

Special Magistrate Davis stated the Respondent is not present at today's hearing, but the City has proper notice via certified mail and the posted notice. Based on the evidence, he found that the property remains in violation as cited and the violation constitutes a threat to the public health, safety, and welfare. Special Magistrate Davis granted all relief requested by the City, including the authority to enter the property; abate the health, safety, and welfare violation; and assess the costs.

#27. MENDOZA / CASE NO. 25-12218 / 1557 SW FORTUNE RD

Code Compliance Officer Miguel Mendoza read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, high grass and weeds - taken at the time of the inspections.

Special Magistrate Davis stated the Respondents are not present at today's hearing, but the City has proper notice via certified mail and the posted notice. Based on the evidence, he found that the property remains in violation as cited and constitutes a threat to the public health, safety, and welfare. Special Magistrate Davis granted all relief requested by the City, including the authority to enter the property, abate the violation, and assess the costs.

10. Certification of Fines

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

[2025-904](#)

There were no Certification of Fines cases to be heard.

11. Certification of Fines Special Requests

- 11.a** Hear Certification of Fines Special Requests Cases and Approve the Staff Recommendation [2025-905](#)

There were no Certification of Fines Special Requests cases to be heard.

12. Modification Requests

- 12.a** Hear Modification Requests Cases and Approve the Staff Recommendation [2025-947](#)

#1. WILLIAMS / CASE NO. 24-18844 / 1575 SW FRESNO RD

Janna Williams, Lien Services, read the following into the record: These modifications were requested by the applicant and were 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 an asset of the City. Per City ordinance, the Special Magistrate has the authority to modify these liens. Agenda item #1 has been agreed upon prior to this hearing and requires an order to be signed by the Magistrate.

Special Magistrate Davis stated he will sign the appropriate order for this modification.

13. How Parties are Notified

At this time, Ms. Brown indicated there were two late postponements: Case No. 25-12587 and Case No. 25-09918.

Sara Brown, Neighborhood Services, read the following into the record: A Notice of Hearing or Notice of 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, the 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 within ten days before the Hearing, posting is completed in the same manner as if the card was returned unclaimed as stated above. Photos shown at today's hearing are kept and maintained as public records of the City of Port St. Lucie's Neighborhood Services Department.

14. Introduction of Cases Without Parties Present

Ms. Brown requested that the City Clerk enter the cases into record and inquired if the Special Magistrate had any questions regarding the cases without parties present. Special Magistrate Davis indicated he had no questions and asked that

the remaining cases be entered into the record.

Sara Brown, Neighborhood Services, read the cases without parties present into the record:

- #25-12299 - 4202 SW SAVONA BLVD
- #25-12472 - 842 SW McCRACKEN AVE
- #25-14212 - 931 SW McCOMKLE AVE
- #25-05255 - 402 SW SANSOM LN
- #25-06916 - 1731 SW IMPORT DR
- #25-08078 - 2537 SW CALENDER ST
- #25-11032 - 2402 SW MASSEY ST
- #25-04447 - 142 NE TWYLITE TER
- #25-06593 - 1949 SW SUSSET LN

15. Public to be Heard

There were no comments from the public.

16. Adjourn

There being no further business, the hearing was adjourned at 11:34 AM.

Traci Mehl, 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, October 15, 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 on October 15, 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
Richard Shiller, 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

The Special Magistrate approved the minutes.

5. Late Abatements and/or Postponements

Ms. Brown informed the Special Magistrate that Case 25-09614 was abated.

6. Approval of Agenda

The Special Magistrate approved the agenda.

7. Introduction of Cases

(Clerk's Note: Cases were heard as they signed into the hearing.)

8. Code Violations

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

[2025-968](#)

Peco 25-09119 325 SE Cork Rd

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Peco, 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. Wesley Armstrong, Code Compliance Manager, explained the wall in detail.

The Deputy City Clerk swore in Kyle Baitsholts who stated that the rock was there for drainage and the wall was not impeding the drainage. The Special Magistrate inquired if a permit was required, to which Mr. Armstrong replied that the wall, within a drainage right-of-way, would never be allowed in the City. The Special Magistrate inquired if the neighbor had a citation, to which Code Officer Peco replied that the neighbor was cited at a later date; the violation hearing should be heard in December.

Mr. Baitsholts stated that he spoke with the City 13 years ago and they approved the wall at that time. Mr. Armstrong added that the respondent had previously spoken with Building Department Inspectors, but Mr. Armstrong had spoken with the Engineering Department who stated that there were no records for a permit nor would they ever grant a permit in the City right-of-way.

The Special Magistrate continued the case to be heard with the neighboring case.

Pierre 25-12438 674 SE Starfish Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Mendoza, reading for Code Officer Pierre, 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 added that this was a new case from a maxed-out lien.

The Deputy City Clerk swore in Lynson & Aileen Palmer. Mr. Palmer stated that his mother was struggling with medical issues. She asked for clarification on the overgrowth, to which Mr. Armstrong explained the overgrowth on the walkway. He offered the culvert program to Ms. Palmer.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation. He set a compliance date for December 10, 2025; he explained that applying for the City's culvert program would bring that violation into compliance.

9. Code Violations Special Requests

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

[2025-969](#)

Wise 25-10884 277 SE Crosspoint Dr

(Clerk’s Note: A PowerPoint was shown at this time.) Supervisor Owens, reading for Code Officer Wise & 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 Ronald Mundy who stated that he worked on the other coast and requested an extension.

The Special Magistrate found proper notice, found that the property remained in violation. He set a compliance date for November 12, 2025, and if not in compliance by that date, he authorized the City to enter the property and abate the high grass/weeds and assess the costs.

Pierre 25-12450 649 SE Capon Terr

(Clerk’s Note: A PowerPoint was shown at this time.) Code Officer Mendoza, reading for Code Officer Pierre, 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 Lovens Gabriel who stated that he cut down all the limbs. (Clerk’s Note: A photo was shown at this time.) The City clarified that the tree would need to be cut down to the stump to come into compliance.

The Special Magistrate found proper notice, found that the property remained in violation. He set a compliance date for December 31, 2025.

Bender 25-13299 401 NW Lincoln Ave

(Clerk’s Note: A PowerPoint was shown at this time.) 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.

The Special Magistrate found proper notice, found that the property

remained in violation and granted all relief requested by the City.

Bender 25-14167 782 NW Selvitz Rd

(Clerk's Note: A PowerPoint was shown at this time.) 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.

The Special Magistrate found proper notice, found that the property remained in violation and granted all relief requested by the City.

Bender 25-14955 5810 NW Fall Flower Ct

(Clerk's Note: A PowerPoint was shown at this time.) 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.

The Special Magistrate found proper notice, found that the property remained in violation and granted all relief requested by the City. He requested immediate abatement for the unsecured & unmaintained pool and to assess the costs.

Cerami 25-13440 1994 SW Guernsey St

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Cerami, 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 Special Magistrate found proper notice, found that the property remained in violation and granted all relief requested by the City.

Peco 25-13317 4180 SW Webb St

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Peco, 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.

The Special Magistrate found proper notice, found that the property remained in violation and granted all relief requested by the City.

Pierre 25-09400 1633 SE Shepard Ln

(Clerk’s Note: A PowerPoint was shown at this time.) Code Officer Mendoza, reading for Code Officer Pierre, 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 Special Magistrate found proper notice, found that the property remained in violation and granted all relief requested by the City.

Pierre 25-10216 1300 SE Navajo Ln

(Clerk’s Note: A PowerPoint was shown at this time.) Code Officer Mendoza, reading for Code Officer Pierre, 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 Special Magistrate found proper notice, found that the property remained in violation and granted all relief requested by the City.

Wise 25-12767 295 SW Holden Ter

(Clerk’s Note: A PowerPoint was shown at this time.) Supervisor Owens, reading in for Code Officer Wise, 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 Special Magistrate found proper notice, found that the property remained in violation and granted all relief requested by the City.

10. Certification of Fines

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

[2025-970](#)

There were no presentations under this item.

11. Certification of Fines Special Requests

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

[2025-971](#)

Bender 25-10027 5718 NW North Macedo Blvd

(Clerk’s Note: A PowerPoint was shown at this time.) Code Officer Bender,

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 Deputy City Clerk swore in Michelle Scherger, Pinnacle Real Estate, explained her timeline of abating the violation. (Clerk's Note: She showed pictures of the grass.) Code Officer Bender stated that when he checked on the property, to set up mowing, the grass had already been cut. He added that the daily fine would occur from the 27th to the 9th.

The Special Magistrate found that proper notice was achieved and found the property was now in compliance. He granted all the \$1,200 abatement costs and the \$411 administrative costs.

Gomez 24-17042 2170 SE Glenrock Terr

(Clerk's Note: A PowerPoint was shown at this time.) 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 was not in compliance. He granted all the relief requested by the City, certifying the fine, assessing the abatement costs to date and awarding the administrative costs.

Gomez 25-08329 1791 SE Ridgewood St

(Clerk's Note: A PowerPoint was shown at this time.) 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 was not in compliance. He granted all the relief requested by the City, certifying the fine, assessing the abatement costs to date and awarding the administrative costs.

Pierre 25-05102 451 SE Evans Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer

Mendoza, reading for Code Officer Pierre, 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 was not in compliance. He granted all the relief requested by the City, certifying the fine, assessing the abatement costs to date and awarding the administrative costs.

Pierre 25-06530 938 SE Browning Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Mendoza, reading for Code Officer Pierre, 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 was not in compliance. He granted all the relief requested by the City, certifying the fine, assessing the abatement costs to date and awarding the administrative costs.

Wise 25-03118 4000 SW Balleto St

(Clerk's Note: A PowerPoint was shown at this time.) Supervisor Owens reading for Code Officer Wise, 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 was not in compliance. He granted all the relief requested by the City, certifying the fine, assessing the abatement costs to date and awarding the administrative costs.

12. Modification Requests

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

[2025-1008](#)

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

Evelyn Rojas, Lien Services Department, stated that these modifications were requested by the applicant. They were heard as a matter of City policy and were 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, have been agreed upon and requires Magistrate signature. The Special Magistrate stated that he would sign the orders.

13. Vacate Requests

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

[2025-1009](#)

Ms. Rojas stated that the vacate requests on today's agenda, Agenda Item #2, had come from citizens or City staff, had been found by the City to be invalid, and required Special Magistrate signature. The Special Magistrate stated that he would sign the orders.

PARTIAL RELEASE

Ms. Rojas stated that there was a release from a parcel or property and did not affect the attaching liens. Pursuant to Section 37.08(3)(b) of the City's Code the Special Magistrate may partially release liens according to guidelines set forth. The City reviewed the application for compliance with the City Code and approved Agenda Item #3. The Special Magistrate stated that he would sign the order.

14. How Parties are Notified

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. 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 added that he would sign the appropriate orders.

15. Introduction of Cases Without Parties Present

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

25-08285 6477 NW Groveland Terr
25-13689 701 NW Cardinal Dr
25-07434 2859 SE Pace Dr
25-11328 2361 SE Bordeaux Ct
25-12537 1782 SE Elkhart Ter
25-13480 459 SW Namoit Pl
25-13842 176 SW Paar Dr
25-12181 1258 SW Cynthia St
25-12205 1162 SW Airoso Blvd
25-07783 1842 SE Oxmoor Ct
25-06754 3614 SW Viceroy Ct

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

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 10:55 a.m.

Shanna Donleavy, 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, November 12, 2025

9:00 AM

City Hall, Council Chambers

Addition of Item 15A

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 November 12, 2025, at 9:06 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
Richard Shiller, 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

4.a Hear Approval of Minutes for 8/20/2025, 9/10/2025 and [2025-1059](#)
10/8/2025 Cases and Approve the Staff Recommendation

The Special Magistrate approved the minutes.

5. Late Abatements and/or Postponements

Ms. Brown informed the Special Magistrate that Cases 25-13885 and 25-14655 were postponed; Cases 25-12003, 25-13983, 25-14406, 25-05255, 24-10395 and 25-12299 were abated.

6. Approval of Agenda

The Special Magistrate approved the agenda.

7. Introduction of Cases

(Clerk's Note: Cases were heard as they signed into the hearing.)

8. Solid Waste Certification of Fines

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

[2025-1060](#)

(Clerk's Note: No one was present for the below cases.)

Ms. Brown read the following Solid Waste violations into the record, as well as how the Respondents were notified:

25-12783	702 NW Virginia St
25-13000	6156 NW Gaylord Ter
25-12481	2761 SE Melaleuca Blvd
25-12552	2377 SW Chestnut Ln
25-12895	751 SW Monsoon Rd
25-12974	180 SW Oakridge Dr
25-11871	1329 SE Vestridge Ln
25-12964	838 SW Paul Revere Ter
25-12630	830 SE Evergreen Ter

The Special Magistrate stated that proper notice was achieved & added that he would sign the orders.

9. Code Violations

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

[2025-1061](#)

Dickerson 25-12658 9197 S US Highway 1

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Dickerson, 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 the parking violation was abated.

Joseph Grasso, attorney, informed the Special Magistrate that the new tenant was in process of cleaning up the property and would be meeting with the City. City staff stated that they had no objection to giving a 120-day extension.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation except for Section 72.02(b). He set a compliance date for March 11, 2026.

Rose 25-13101 2257 SW Gray Beal Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Rose, 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 advised that Section 41.10(m)(3) was abated.

The Deputy City Clerk swore in Derek Stone who stated that he was having financial issues and requested an extension.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation except for Section 41.10(m)(3). He set a compliance date for December 10, 2025.

Rose 25-06878 2632 SW Dallas St

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Rose, 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 Tony Smith & Brook Fountain who stated that they were receiving quotes for the driveway & were looking to replace the entire culvert. Therefore, they requested an extension.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation. He set a compliance date for March 11, 2026. He clarified that the Respondent would be in compliance if the permit was issued by that date.

Mendoza 25-14308 2098 SE Stonecrop St

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Mendoza, 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 Section 158.217 & Section 141.09(B) had been abated.

The Deputy City Clerk swore in Angel Rodriguez who stated that he was busy with running his own company, therefore he requested an extension.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation. He set a compliance date for December 10, 2025.

10. Code Violations Special Requests

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

[2025-1062](#)

Bender 25-13992 3317 NW Granadeer St

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Armendarez, previously sworn & reading for Code Officer Bender, 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 proper notice, found that the property remained in violation and granted all relief requested by the City.

Gomez 25-15458 1791 SE Ridgewood St

(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 Special Magistrate found proper notice, found that the property remained in violation and granted all relief requested by the City.

Gomez 25-16527 1985 SE Dranson Cir

(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. Mr. Armstrong advised that they had 16 cases within 18 months on this property.

The Special Magistrate found proper notice, found that the property remained in violation and granted all relief requested by the City.

Kashatus 25-02971 467 SW Laconic Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Kashatus, 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 Special Magistrate found proper notice, found that the property remained in violation and granted all relief requested by the City.

Kashatus 25-11042 444 SW Crawfish Dr

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Kashatus, 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 Special Magistrate found proper notice, found that the property remained in violation and granted all relief requested by the City.

Kashatus 25-14692 436 SW Crawfish Dr

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Kashatus, 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 Special Magistrate found proper notice, found that the property remained in violation and granted all relief requested by the City.

Mendoza 25-13785 721 SW General Patton Terr

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Mendoza, 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 Special Magistrate found proper notice, found that the property remained in violation and granted all relief requested by the City.

Mendoza 25-14464 1196 SE Sabina Ln

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Mendoza, 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 Special Magistrate found proper notice, found that the property remained in violation and granted all relief requested by the City.

Miller 25-15802 3982 SW Kabane St

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Miller,

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 Special Magistrate found proper notice, found that the property remained in violation and granted all relief requested by the City.

Peco 25-13904 2056 SE Hideaway Cir

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Peco, 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.

The Special Magistrate found proper notice, found that the property remained in violation and granted all relief requested by the City.

Wise 25-14991 2586 SE Perugia St

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Wise, 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 Special Magistrate found proper notice, found that the property remained in violation and granted all relief requested by the City.

11. Vacant Lot Violations

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

[2025-1066](#)

There were no presentations under this item.

12. Vacant Lot Certification of Fines

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

[2025-1067](#)

There were no presentations under this item.

13. Certification of Fines

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

[2025-1068](#)

Dickerson 24-04569 1401 SE Huffman Rd

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Dickerson, 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. He explained that a modified site plan was granted but the owners were out of the country so there was a lack in communication.

The Deputy City Clerk swore in John Chapman, real estate broker, who advised that they were currently working to abate the violations and requested an extension.

The Special Magistrate continued the case to March 11, 2026.

Wise 25-07261 301 SW Fairway Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Wise, 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 Deputy City Clerk swore in Anthony Oday & Johanna Vilme who stated that they signed a joint stipulation in August but were still in the insurance process. Therefore, they requested an extension.

The Special Magistrate continued the case to February 11, 2026.

Wise 25-05084 226 SW Parish Terr

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Wise, 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 Deputy City Clerk swore in Vincent Batz who stated that the open storage was removed except for the pipe.

The Special Magistrate continued the case to December 10, 2025. He informed the Respondent that he would not grant another extension.

Cerami 25-04000 3412 SW Esperanto St

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Cerami, 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 Deputy City Clerk swore in Grisel Hernandez who stated the cars had current registrations & insurance & added that he moved some vehicles off the property.

The Special Magistrate found the Respondent to be in compliance. He advised the Respondent that if he was found in violation again, he would be cited as a Repeat Offender.

Peco 25-09538 1386 SE Buckingham Terr

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Peco, previously sworn, read staff's recommendations, and the previous Special Magistrate's ruling into the record. She presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Svitlana & Natalia Voynarovska who stated that the tag was in the window but the car was removed.

The Special Magistrate found the Respondent to be in compliance. He advised the Respondent that if they were found in violation again, they would be cited as a Repeat Offender.

Bender 23-13976 423 SE Sunnydale Ln

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Herzog, previously sworn, reading for Code Officer Bender, 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 swore in Teo Richards & Tricia Caron who stated that they had inherited the issue when they purchased the home. They stated that the culvert was clean and water was able to flow through it. Wesley Armstrong, Code Compliance Manager, explained the culvert program.

The Special Magistrate postponed the case.

Huckstable 24-18069 742 SE Academy Ln

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Huckstable, previously sworn, read the case presentation, staff's recommendations, and the previous Special Magistrate's ruling into the record. She presented photos that were taken at the time of the inspections showing the subject property and violations. She explained that the property had been used as a halfway house; a Reasonable Accommodation application had been supplied to the Legal Department but the documents required were never received. She supplied an email from a tenant which stated that four people were living in the house and they had no contact with the owner.

The Deputy City Clerk swore in Curtis Gardner who stated that he was living in the house with two tenants but he was only there for part of the year. He added that he was going to sell the house or rent it out as a single-family home. Rachel Knaggs, Code Compliance Officer III, explained that the City Ordinance only allowed two unrelated people to live in a home.

The Special Magistrate found proper notice & found that the property remained in violation. He certified the fine & costs as requested.

Dickerson 25-11035 2056 SE June Park Dr

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Dickerson, 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. He advised that the case had been ongoing for over a year; a bike rack as well as landscaping was still missing. He stated that the case was driven by a resident complaint.

The Deputy City Clerk swore in Jackson Speclin, Property Manager, stated that he was new to the property and requested a meeting to discuss the site plan.

The Special Magistrate found proper notice & found that the property remained in violation. He certified the fine & costs as requested.

14. Certification of Fines Special Requests

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

[2025-1069](#)

Cerami 25-11075 991 SW Versailles Ave

(Clerk’s Note: A PowerPoint was shown at this time.) Code Officer Cerami, 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 was in compliance due to the City’s abatement. He granted all the relief requested by the City, assessing the abatement costs to date and awarding the administrative costs.

Gomez 25-08198 1343 SE Vestridge Ln

(Clerk’s Note: A PowerPoint was shown at this time.) 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 was in compliance due to the City’s abatement. He granted all the relief requested by the City, assessing the abatement costs to date and awarding the administrative costs.

Gomez 25-10300 2232 SE Berkshire Blvd

(Clerk’s Note: A PowerPoint was shown at this time.) 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 was in compliance due to the City’s abatement. He granted all the relief requested by the City, assessing the abatement costs to date and awarding the administrative costs.

Herzog 25-09103 374 SW Homeland Rd

(Clerk’s Note: A PowerPoint was shown at this time.) Code Officer Herzog, 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 was in violation except for the City's abatement of the high grass/weeds. He granted all the relief requested by the City, certifying the fine, assessing the abatement costs to date and awarding the administrative costs.

Huckstable 25-09986 1894 SW Day St

(Clerk's Note: The Respondent did not attend via Zoom.)

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Huckstable, previously sworn, read the case presentation, staff's recommendations, and the previous Special Magistrate's ruling into the record. She 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 was in compliance due to the City's abatement. He granted all the relief requested by the City, assessing the abatement costs to date and awarding the administrative costs.

Kashatus 25-07849 4425 SW Rosser Blvd

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Kashatus, 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. He granted all the relief requested by the City, assessing the abatement costs to date and awarding the administrative costs.

Peco 25-05036 2586 SE Perugia St

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Peco, previously sworn, read the case presentation, staff's recommendations, and the previous Special Magistrate's ruling into the record. She 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 was in compliance due to the City's abatement. He granted all the relief requested by the City, assessing the abatement costs to date and awarding the administrative costs.

Peco 25-07161 1171 SE Mendavia Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Peco, previously sworn, read the case presentation, staff's recommendations, and the previous Special Magistrate's ruling into the record. She 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 was in compliance due to the City's abatement. He granted all the relief requested by the City, assessing the abatement costs to date and awarding the administrative costs.

Wise 25-04269 197 SW Twig Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Wise, 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 was in violation except for the swimming pool violation. He granted all the relief requested by the City, certifying the fine, assessing the abatement costs to date and awarding the administrative costs.

Wise 25-10888 234 SE Grove Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Wise, 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 was in compliance due to the City's abatement. He granted all the relief requested by the City, assessing the abatement costs to date and awarding the administrative costs.

Wise 25-12626 311 SW Feldman Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Wise, 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 was in compliance due to the City's abatement. He granted all the relief requested by the City, assessing the abatement costs to date and awarding the administrative costs.

15. Modification Requests

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

[2025-1099](#)

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

Evelyn Rojas, Lien Services Department, stated that the modifications were requested by the applicant. They were heard as a matter of City policy and were not mandated by Florida Statute. City Council held the liens, and they were considered to be assets of the City. Per City Ordinance, the Special Magistrate has authority to modify the liens, Agenda Items #10-12, had been agreed upon and required Magistrate signature. The Special Magistrate stated that he would sign the orders.

16. How Parties are Notified

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. 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 added that he would sign the appropriate orders.

17. Introduction of Cases Without Parties Present

Mr. Armstrong stated that the following cases were entered into public record, the Code Compliance Officers inspected the properties and found violations to exist. A reasonable date for compliance was subsequently given, but upon re-inspection it was confirmed that compliance was not achieved. A formal Notice of Hearing was issued for today's hearing, and the respondent had failed to appear.

The City requested that these cases be found in violation of their respective listed code sections and be given until November 19, 2025, to bring the property into compliance. Should compliance not be met, the City requests that a future hearing be scheduled to determine and impose an appropriate fine.

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

25-14050	618 SE Dean Ter
25-10465	119 SW Cashmere Blvd
25-13442	2714 SW Campana St
25-12923	1761 SW Cycle St
25-10003	870 SE Proctor Ln
25-14171	1131 SW London Ln
25-11964	1932 SE Gibbs Ave
25-13972	5934 NW Culebra Ave
25-13977	397 NW Broadview St
25-13978	1602 SW Escobar Ln
25-13980	1718 SW Millikin Ave
25-14807	5719 NW Cullom Ct
25-14808	6251 NW Ginger Ct
25-15015	5829 NW Culebra Ave
25-15016	2420 SE Whitehorse St
25-15222	443 NW Raymond Ln
25-15474	3730 SW Jamros St
25-15656	3865 SW Alice St

Mr. Armstrong stated that the following cases were entered into public record, a violation hearing was held, and a date of compliance was issued by the Special Magistrate. Upon re-inspection by a Code Compliance Officer, it was determined that compliance had not been achieved for the violations of the respective listed sections of the code. A formal Notice of Hearing was issued for today's hearing, and the Respondent had failed to appear. The City requested that the fines be certified and administrative costs be assessed and awarded to the City.

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

25-03273	2465 SW Summit St
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25-07471	166 NW Carmelite St
25-07309	2130 SW Hayworth Ave
24-19356	1525 SE Faculty Ct
25-06890	2286 SE Sesame Ln
24-19115	2008 SW Hampshire Ln
25-03969	425 SW Tulip Blvd
25-03973	238 SW Cherryhill Rd
25-09116	2457 SW Hinchman St
25-00438	2002 SW Kimberly Ave
25-08967	2115 SE Holland St
25-10722	1171 SE Mendavia Ave
24-05658	108 SW Eyerly Ave
25-02123	442 SW Fifer Ave
25-09797	191 SW Nativity Ter

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

18. Public to be Heard

There were no public comments to be heard.

19. Adjourn

There being no further business, the meeting was adjourned at 12:11 p.m.

Shanna Donleavy, Deputy City Clerk



Agenda Summary
2026-234

Agenda Date: 3/11/2026

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
	Herzog	25-18030	Henry Figueroa	156 SW OAKRIDGE DR
	Matute	25-18042	Gurlet Jones & Marcy Robinson	3625 SW SAVONA BLVD
	Matute	25-18057	Elliot Glen Brownstein & Maria Amanda Burns	1482 SW JACKSONVILLE AVE
	Mendoza	25-17906	Nicole Moreno & Sean Westberry	1772 SW BONANZA ST
	Velardo	25-18259	Frantzdy Joseph	1718 SE AIRES LN
	Velardo	25-18508	Magdalena Suzette Vega	2426 SE STONECROP ST
	Velardo	25-18777	Coast 2 Coast Trucking Service LLC	1470 SW SUDDER AVE



Agenda Summary
2026-235

Agenda Date: 3/11/2026

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, 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	25-13221	Dallas Port St Lucie LLC	435 NW Enterprise DR
	Dickerson	25-13936	Rosecan Realty Ltd	1225 SE Port St Lucie BLVD
	Dickerson	25-15722	Andre Tarraf	O TBD
	Dickerson	25-17515	Alltel Communications LLC	2140 SW Hayworth AVE
	Dickerson	25-18159	Hess Realty LLC c/o Ryan LLC	149 NW Bayshore BLVD
	Dickerson	25-18403	WAREHOMES CITY FOUNTAIN LLC	1172 SE Port St Lucie BLVD
	Herzog	24-18159	Daniel A Dozack	1751 SW Anderson ST
	Herzog	25-04980	Reyne Brezinski	1343 SW Bellevue AVE
	Herzog	25-09578	Erwin E Carrera & Melissa V Carrera	515 SW Belmont CIR
	Herzog	25-11440	Robert Giesemann	1012 SW Jacqueline AVE
	Herzog	25-13646	Ethan Colin Gentles	1718 SW Carolina ST
	Herzog	25-15991	CAM Financial Inc	2482 SW Avondale ST
	Herzog	25-16035	Mandy Harrison & Carlos Maceira	268 SW Aubudon AVE
	Herzog	25-16041	Tiffany Williams	2517 SW Cooper LN
	Herzog	25-17317	Clifford C Wellmer & Josephine E Wellmer	2502 SW Warwick St
	Herzog	25-17319	Curtis Gardner & Christie Gardner	742 SE Academy LN
	Herzog	25-17719	Gladys Menendez Ojeda	1758 SW Mcallister LN
	Herzog	25-17845	Celeste Raisa Cuffy	601 SW Sandbar TER
	Herzog	25-18131	Jerome B Perlmutter & Michael D Perlmutter	1752 SW Morelia LN
	Herzog	25-18209	William Harnell	1633 SW Bellevue AVE
	Herzog	25-18302	Hirager S Puelles Vidalon & Yeny M Garcia Lopez	486 SW Souris AVE
	Herzog	25-18304	Thora Rollins (LF EST)	512 SW Cherry Hill RD

	Herzog	25-18310	Marjorie D Brown Anfelouss & Gavin Cavier Hylton	134 SW Tulip BLVD
	Herzog	25-18315	Robert Francis Brousseau & Emma Diane Brousseau	250 SW Bridgeport DR
	Herzog	25-18317	Karen A Posten (LF EST)	401 SW Belmont CIR
	Herzog	25-18318	Celinda Pickens	481 SW Belmont CIR
	Herzog	25-18321	Charmaine L Rosen	661 SW Belmont CIR
	Herzog	25-18322	Brian D Polhemus	734 SW Belmont CIR
	Herzog	25-18456	Anthony D Julius & Shari D Julius	741 SE Academy LN
	Herzog	25-18492	Evan G Weilage	601 SW Hillsboro CIR
	Herzog	25-18548	Cristina Juarez de Osorio & Esiquio Osorio	270 SW Bridgeport DR
	Herzog	25-18680	Sogo Portfolio LLC	260 SW Langfield AVE
	Herzog	26-00175	Saruom Keo	763 SW Monsoon RD
	Herzog	26-00238	Jonathan S Bravo Ramirez & Thato Nthane	774 SW Dalton CIR
	Herzog	26-01014	Broderick Street Homes LLC	2669 SW Ann Arbor RD
	Huckstable	26-00843	Keith Arrindell & Christine Arrindell	332 NW Dorchester ST
	Williams	25-09748	Neel's Real Estate LLC	207 SW Port ST Lucie BLVD
	Williams	25-12238	Port Saint Lucie Investment Group LLC	802 SW Bayshore BLVD
	Williams	25-15316	Wakim's Commercial LLC	1258 SW Biltmore ST



Agenda Summary
2026-236

Agenda Date: 3/11/2026

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, 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



Agenda Summary
2026-237

Agenda Date: 3/11/2026

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	25-17841	Mohamad K Baksh	4518 SW Illan LN
	Huckstable	25-18470	Corleen P Thane	2625 SW Altamira AVE
	Huckstable	25-18519	Denzil F Beaufort (TR) & Marie A Beaufort (TR)	5564 NW Scepter DR
	Huckstable	25-18679	Holiday Builders Inc	2821 SW Teulon CT
	Huckstable	26-00065	George P Gequillana & Rosario L Gequillana	3324 SE East Snow RD
	Huckstable	26-00066	John E Sorensen	650 SW Icon AVE
	Huckstable	26-00070	Josiane D Arbouet, Jean Durandisse & Micheline Durandisse	2955 SW Boxwood CIR
	Huckstable	26-00073	Hurst Capital Holdings II LLC	1271 SW Cynthia ST
	Huckstable	26-00215	Hermann Talero	2321 SW Abalon CIR
	Huckstable	26-00216	Kyuchon Park & Chung C Park	5932 NW Wolverine RD
	Huckstable	26-00295	Andy Tran & Jany Nguyen	1636 SW Lexington DR
	Huckstable	26-00405	Francisco Zuniga & Agustina Zuniga	1892 SW Macarthur AVE
	Huckstable	26-00602	Jose J Senador Jr (TR) & Lourdes T Senador (TR)	5902 NW Tyrol CT
	Huckstable	26-00606	Janelle Mills	4231 SW Karluk DR
	Huckstable	26-00783	Jessica Sorribas	3539 SE Hyde CIR
	Huckstable	26-00906	Bryan R Besade (TR) & Bonnie E Besade (TR)	5709 NW Zenith DR
	Huckstable	26-00907	Jose N Couso & Jennifer Couso	5211 NW Ever RD
	Huckstable	26-01061	Robert J Traxler	1578 SW Paar DR



Agenda Summary
2026-238

Agenda Date: 3/11/2026

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
	Bender	25-10038	Craig Dawson	2138 SW Janette AVE
	Diaz	25-14923	AG-RC ENTERPRISE DRIVE OWNER LLC c/o Angelo, Gordon & Co	400 NW Enterprise DR
	Diaz	25-16462	Speedway LLC c/o Ryan LLC	O TBD
	Dickerson	25-03526	East Lake Village Professional Center Condominium Association Inc	2100 SE Hillmoor DR
	Dickerson	25-07472	MAX GAS M LLC	2780 SE Morningside BLVD
	Dickerson	25-08620	LELA'S RENTALS INC	1702 SE South Niemeyer CIR
	Dickerson	25-15876	Tigerfish Real Estate LLC	1090 SE Port ST Lucie BLVD
	Dickerson	25-16181	St Lucie Enterprises LLC	1924 SW Gatlin BLVD
	Herzog	25-09233	Diana Maria St Fort	271 SW Aubudon AVE
	Herzog	25-12638	Louis Di Donato (EST)	701 SW Amber TER
	Herzog	25-12923	Evinc Pierre (LF EST)	1761 SW Cycle ST
	Kashatus	25-14212	Matthew L Pelton & Ivonne Hernandez	931 SW McComkle AVE



Agenda Summary
2026-239

Agenda Date: 3/11/2026

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
	Dickerson	25-13442	JJF&T HOLDINGS LLC	2714 SW Campana ST



Agenda Summary
2026-240

Agenda Date: 3/11/2026

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	25-08694	Melinda C Simpson	562 NW Selvitz RD
	Huckstable	25-11303	Valence W Dean	1538 SW Kosnar AVE
	Huckstable	25-13238	Lin-Mei C Chen & Yung-Tze Chen	420 SW Crawfish DR

Next Magistrate Hearing – March 18, 2026 SM Davis

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



Agenda Summary
2026-245

Agenda Date: 3/11/2026

Agenda Item No.: 15.a

Placement: New Business

Action Requested: Motion / Vote

Hear Case Presentations to Determine Violation of City Code and Set Compliance Deadline

Submitted By: Evelyn Rojas, Business Tax and Lien Services Specialist III

Strategic Plan Link: The City's Goal of a high-performing city government organization.

Presentation Information: City staff will present evidence and testimony regarding an alleged violation of the City Code at the Respondent's property, after which the Special Magistrate will determine whether a violation exists and, if so, establish a deadline for compliance.

Staff Recommendation: Move that the Council determine whether the Respondent is in violation of City Code and, if so, set a deadline for compliance.

Background: A Code Compliance Officer discovered a violation of the City Code, notified the Respondent, and gave them a reasonable time to correct the violation. Upon determining that the violation was not corrected, the Code Compliance Officer requested a public hearing before the Special Magistrate. The purpose of this hearing is to determine whether the alleged code violation did in fact occur and, if so, whether the Respondent is legally responsible for that violation. At the conclusion of the hearing, the Special Magistrate issues an order setting a deadline for compliance. If the violation is not corrected by that deadline, a second public hearing is held at which time the Special Magistrate may impose a fine.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: See attachment for all listed locations.

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.

Business Tax Requests

#	Specialist	Case No.	Respondent(s)	Respondent Address
	Rouselle	BT-25-00757	Commodity Cove LLC	607 NW Commodity Cv
	Rouselle	BT-24-00197	Rakerox Auto INC	398 NW Fairfax Ave
	Rouselle	BT-25-00777	SS Tuna Port St Lucie Blvd	2200 SW Gatlin Blvd
	Rouselle	BT-25-00086	Big Mike Lawn Care Services	500 NW Haven St
	Rouselle	BT- 25-00761	2190 LK Investments LLC	2190 SW Hayworth Ave
	Rouselle	BT-25-00760	GW 1 South Florida LLC	1301 NW ST Lucie West Blvd
	Rouselle	BT-25-00780	Mark Quigley	571 NW Mercantile Pl, Ste 101
	Rouselle	BT-25-00775	Rosecan Realty LTD	1225 SE Port St Lucie Blvd
	Rouselle	BT- 25-00782	YNOT Building PSL Blvd	1319 SW South Macedo Blvd
	Rouselle	BT-25-00751	Brash T LLC	542 NW University Blvd, Ste 101



Agenda Summary

2026-246

Agenda Date: 3/11/2026

Agenda Item No.: 16.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	09-13268	Deutsche Bank National Trust Company as Trustee under the Pooling and Servicing Agreement Relating to Impac Secured Assets Corp. Mortgage Pass- Through Certificates, Series 2006-5	2199 SW Burman Ln
	Rojas	18-24799-BL	Ann and Daniel Hammer	1512 SW Fortune Rd
	Rojas	23-30863-BL	2190 JK Investments LLC	2190 SW Hayworth Ave Unit # 2200
	Rojas	25-32053-BL	Steven Russo and Treasure Coast Marine Inc	1752 SW Lexington Dr
	Rojas	25-32112-BL	Steven Russo and Treasure Coast Marine Inc	1752 SW Lexington Dr
	Rojas	24-31819-BL	Yariely E Gonzalez and Anderson D Silverio and Felicia Martizez	2216 SE Newcastle Ter
	Rojas	21-05246	Thomas W Dobberstein	3152 SW Watson Ct
	Rojas	22-00563	Thomas W Dobberstein	3152 SW Watson Ct
	Rojas	22-07976	Thomas W Dobberstein	3152 SW Watson Ct