

City of Port St. Lucie

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



Meeting Agenda

Wednesday, September 17, 2025

9:00 AM

City Hall, Council Chambers

Special Magistrate Hearing

1. Meeting Called to Order
 2. Pledge of Allegiance
 3. Swearing in Code Specialist and/or Building Investigators
 4. Approval of Minutes
 5. Late Abatements and/or Postponements
 6. Approval of Agenda
 7. Introduction of Cases
 8. Code Violations
 - 8.a Hear Code Violations Cases and Approve the Staff Recommendation [2025-841](#)
 9. Code Violations Special Requests
 - 9.a Hear Code Violations Special Requests Cases and Approve the Staff Recommendation [2025-842](#)
 10. Certification of Fines
 - 10.a Hear Certification of Fines Cases and Approve the Staff Recommendation [2025-843](#)
 11. Certification of Fines Special Requests
 - 11.a Hear Certification of Fines Special Requests Cases and Approve the Staff Recommendation [2025-844](#)
 12. How Parties are Notified
 13. Introduction of Cases Without Parties Present
 14. Public to be Heard
 15. Adjourn
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NOTICE: Anyone who requires a translator, auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a City of Port St. Lucie program, service, or activity, should contact the office of Natalie Cabrera, Human Resources Department, City of Port St. Lucie, City Hall Bldg. A, 121 S.W. Port St. Lucie Boulevard, Port St. Lucie, Florida 34984-5099, as soon as possible but no later than 48 hours before the scheduled event.

Notice: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, if a person decides to appeal any decision made by the City Council, board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)



Agenda Summary

2025-841

Agenda Date: 9/17/2025

Agenda Item No.: 8.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
	Bender	24-13334	Francis Matijevich	5773 NW Cotton DR
	Bender	25-04267	Joseph T DiMaio	422 NE Camelot DR
	Bender	25-06072	Terry Lynn Waugh-Byrne	5423 NW Milner DR
	Bender	25-07104	Norma T Vasquez	548 SW Buswell AVE
	Bender	25-08285	Jacky Dorema & Gerone Dorema	6477 NW Groveland TER
	Bender	25-08652	Bruce Wagenstein	6479 NW Groveland TER
	Bender	25-09531	Ivan Mendez	224 NW Ferris DR
	Bender	25-10920	Kethly Polissaint & Elie Polissaint	779 NW Floresta DR
	Bender	25-10926	Genese Mesidor	143 SW Lakehurst DR
	Bender	25-11944	Nedeeia G Monteago	502 NW Goldcoast AVE
	Bender	25-12225	Andrea M Williams-Lampkin	119 SW Lakehurst DR
	Gomez	25-05453	Richard M Loiselle & Aimee G Loiselle	1741 SE Ridgewood ST
	Gomez	25-05465	Keith Byars & Courtney Byars	1610 SE Ridgewood ST
	Gomez	25-10991	Brian Benner	2592 SE Grand DR
	Gomez	25-11016	Moises Israel Feliz Cruz	2473 SE Burton ST
	Gomez	25-11038	Reynold M Philippe	1871 SE Berkshire BLVD
	Gomez	25-11230	Orlando A Giraldo	2016 SE Avon Park DR
	Gomez	25-11410	Jose Tumax	2631 SE Grand DR
	Gomez	25-11422	Arthur C Rumph	2225 SE Lennard RD
	Gomez	25-11755	Charles Brenner & Tara Brenner	1625 SE Ridgewood ST
	Gomez	25-11761	Timothy B Braynen	1758 SE Durango ST
	Gomez	25-11764	Betty Velima Clermont & Fresnel Velima	1650 SE Durango ST
	Gomez	25-12486	John J LaPeter & Susan D LaPeter	1399 SE APPAMATTOX TER

	Peco	25-07432	Adrian F Campbell & Maria M Vargas	1585 SE SINBAD AVE
	Peco	25-08209	A2Z MOBILE NOTARY SERVICES LLC	2132 SE FLANDERS RD
	Peco	25-08229	Scott Propst & Sandra Propst	2824 SE MERRITT TER
	Peco	25-08970	Mary C Mecca (TR)	1348 SE PORT ST LUCIE BLVD
	Peco	25-09542	Guglia Rivera	210 SE SIMS CIR
	Peco	25-09946	Carol Fraccess	1634 SE ELKHART TER
	Peco	25-10305	Judith L Pinder (LF EST)	3407 SE HART CIR
	Peco	25-10519	Laura Jacqueline Waite c/o Ian Coke	2214 SE CARNATION RD
	Peco	25-11795	John E Mickel & Deborah J Mickel	369 SE Cork RD
	Peco	25-11800	Veronica Youlanda Richards- Newman	116 SW Ridgecrest DR
	Peco	25-11963	Susan Tower (EST)	2092 SE PARKWOOD CIR
	Peco	25-11964	Barbara Erben (EST)	1932 SE Gibbs AVE
	Peco	25-11996	Erika Ruth Davila & Daniel A Davila	218 SW Kestor DR
	Peco	25-12326	Margaret G Trocki (EST)	2635 SE MORNINGSIDE BLVD
	Pierre	24-17451	Bethania J Dickinson	1237 SE Coral Reef ST
	Pierre	25-06843	Janeth M Perez	3533 SE Gay CT
	Pierre	25-11431	Gesines E Gonzalez, Dominique J Diaz & Emily Alvarez	1149 SE Clifton LN
	Pierre	25-11458	Frederick E Deshler & Coralia T Deshler	638 SE Evergreen TER
	Pierre	25-12426	Daniel M Adams & Vanessa Burgos	2174 SE Rich ST
	Rose	25-09249	Tammy L Duguay & Aldo J R Duguay	2303 SW Kent CIR
	Rose	25-11554	Manuel G Perez	2591 SW Deckard ST
	Rose	25-11562	Sandes Ruiz Rivera & Norma Ruiz	2541 SW Import DR
	Rose	25-11566	Manuel Chavez	1991 SW Fanfare ST
	Rose	25-12014	Jose A Arroyo	2772 SW Onaway AVE

	Rose	25-12284	Orlando Huc-Navarro Jr	950 SW Aviation AVE
	Rose	25-12290	Joanie Priscilla Monroe & Charles Antonio Monroe	1038 SW Eureka AVE
	Rose	25-12344	Alides Esther Westerhold & Miguel Chacon Dieguez	1073 SW Eureka AVE
	Wise	24-16182	James D O'Donnell, Kimberly Sala Catherine A Sala	1314 SW Glastonberry AVE
	Wise	25-12989	Brian J Quinn	830 SE Evergreen TER
	Wise	25-13023	Edwin Toro	502 SW Sea Holly TER

Code Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	24-13334	Francis Matijevich	5773 NW Cotton DR
	Bender	25-09531	Ivan Mendez	224 NW Ferris DR
	Bender	25-11944	Nedeeia G Monteago	502 NW Goldcoast AVE
	Bender	25-12225	Andrea M Williams-Lampkin	119 SW Lakehurst DR
	Gomez	25-05465	Keith Byars & Courtney Byars	1610 SE Ridgewood ST
	Gomez	25-11038	Reynold M Philippe	1871 SE Berkshire BLVD
	Peco	25-07432	Adrian F Campbell & Maria M Vargas	1585 SE SINBAD AVE
	Peco	25-08209	A2Z MOBILE NOTARY SERVICES LLC	2132 SE FLANDERS RD
	Peco	25-08229	Scott Propst & Sandra Propst	2824 SE MERRITT TER
	Peco	25-12326	Margaret G Trocki (EST)	2635 SE MORNINGSIDE BLVD
	Pierre	25-05939	Michael J McGinnis	1060 SE Floresta DR
	Rose	25-09249	Tammy L Duguay & Aldo J R Duguay	2303 SW Kent CIR
	Wise	24-16182	James D O'Donnell, Kimberly Sala Catherine A Sala	1314 SW Glastonberry AVE



Agenda Summary

2025-842

Agenda Date: 9/17/2025

Agenda Item No.: 9.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.

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Code Violations Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	25-07425	Trevor David & Rosela David	919 SW Bayshore BLVD
	Bender	25-09504	Christine Leone	456 NW Placid AVE
	Bender	25-11271	GAMARCA INC	554 NW Twylite TER
	Bender	25-12512	Avrum Weinfeld (TR)	313 NW Dorchester ST
	Bender	25-12773	FYR SFR Borrower LLC c/o HavenBrook Homes	443 SW Lakehurst DR
	Gomez	25-09017	Nicholas Brady Howell & Flavia Howell	3082 SE Miracle LN
	Gomez	25-10169	Kelvin Gonzalez	1669 SE North Blackwell DR
	Gomez	25-10989	Joanne Mizner & Daniel Mizner	2442 SE Grand DR
	Gomez	25-10993	FKH SFR C1 LP c/o FirstKey Homes LLC	1744 SE Berkshire BLVD
	Gomez	25-11052	Jacqueline S Fox (EST)	2790 SE Melaleuca BLVD
	Gomez	25-11627	BAF Assets 3 LLC	2250 SE Baron ST
	Gomez	25-11836	Cieran Patrick Paterson & Chelsea Paige Hayes	2282 SE Pear LN
	Gomez	25-12122	Steve G Bratanov (TR)	2088 SE Camilo ST
	Gomez	25-12316	Diana Collins (EST)	2302 SE Leithgow ST
	Gomez	25-12817	Michael Kauffmann III	1371 SE Appamattox TER
	Peco	25-10976	Thomas Maresco	3072 SE Morningside BLVD
	Peco	25-11794	James Hazelhurst (EST)	1449 SE Minorca AVE
	Peco	25-11888	Jouri Jastrjembski & Nadejda Jastrjemskaia	1473 SE Merion CT
	Peco	25-12465	Roberline Devalon & Jesumene Desvallons	1173 SE Stewart RD
	Peco	25-12600	Eugene Marshiano (LF EST)	3377 SE East Snow RD
	Peco	25-12657	MIZ GROUP LLC	1517 SE Pitcher RD
	Pierre	25-05939	Michael J McGinnis	1060 SE Floresta DR
	Pierre	25-11120	Gilberto Castillo	544 SE Crosspoint DR

	Pierre	25-11662	Karen E Dulemba	1902 SE Fallon DR
	Pierre	25-11818	Carnot Guerrier	531 SE Evergreen TER
	Pierre	25-12246	Nancy G Biesnecker	1974 SE Leo LN
	Rose	25-11914	Jennifer Rodriquez	2412 SW Page CIR
	Wise	25-12479	Lissa P Estime	534 SW Sea Holly TER
	Wise	25-12674	CORPORATION SERVICE COMPANY R/A for K. HOVNANIAN ASPIRE AT PORT ST. LUCIE, LLC	241 SW Parish TER

Code Violations Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	25-09504	Christine Leone	456 NW Placid AVE
	Bender	25-11271	GAMARCA INC	554 NW Twylite TER
	Bender	25-12512	Avrum Weinfeld (TR)	313 NW Dorchester ST
	Gomez	25-11627	BAF Assets 3 LLC	2250 SE Baron ST
	Gomez	25-12122	Steve G Bratanov (TR)	2088 SE Camilo ST
	Peco	25-11794	James Hazelhurst (EST)	1449 SE Minorca AVE
	Peco	25-12465	Roberline Devalon & Jesumene Desvallons	1173 SE Stewart RD



Agenda Summary

2025-843

Agenda Date: 9/17/2025

Agenda Item No.: 10.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	25-04447	Timothy P McKay	142 NE Twylite TER
	Gomez	24-19281	Kimberly Amerson	1958 SE West Dunbrooke CIR
	Gomez	25-05524	Reginald Thomas	1390 SE Vestridge LN
	Gomez	25-05525	Kimberly Arden Russo	2362 SE Mariola AVE
	Gomez	25-06891	Michael Mapp	2297 SE Seamist ST
	Peco	25-01252	Olemedo C Rodriguez	2262 SE Carnation RD
	Pierre	24-15058	Alva Investing LLC	486 SE Nome DR
	Pierre	25-05722	Floyd R Simmons & Jacqueline M White	1857 SE Fallon DR

Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	25-04447	Timothy P McKay	142 NE Twylite TER
	Gomez	24-19281	Kimberly Amerson	1958 SE West Dunbrooke CIR
	Gomez	25-05525	Kimberly Arden Russo	2362 SE Mariola AVE
	Peco	25-01252	Olemedo C Rodriguez	2262 SE Carnation RD



Agenda Summary

2025-844

Agenda Date: 9/17/2025

Agenda Item No.: 11.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
	Bender	25-08578	Nedeeia G Monteago	502 NW Goldcoast AVE

Next Magistrate Hearing – September 24, 2025 SM Pelletier

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

Certification of Fines Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	25-08578	Nedeeia G Monteago	502 NW Goldcoast AVE

Next Magistrate Hearing – September 24, 2025 SM Pelletier

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