

City of Port St. Lucie

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



Meeting Agenda

Wednesday, March 18, 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 1/28/2026 Cases and Approve the Staff Recommendation [2026-255](#)
 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 [2026-256](#)
 9. **Code Violations Special Requests**
 - 9.a Hear Code Violations Special Requests Cases and Approve the Staff Recommendation [2026-257](#)
 10. **Certification of Fines**
 - 10.a Hear Certification of Fines Cases and Approve the Staff Recommendation [2026-258](#)
 11. **Certification of Fines Special Requests**
 - 11.a Hear Certification of Fines Special Requests Cases and Approve the Staff Recommendation [2026-259](#)
 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
2026-255

Agenda Date: 3/18/2026

Agenda Item No.: 4.a

Placement: Approval of Minutes

Action Requested: Motion / Vote

Hear Approval of Minutes for 1/28/2026 Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Special Projects Coordinator, NSD.

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

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

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

Alternate Recommendations:

1. Move that the Council amend the recommendation and Approve previous Special 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, January 28, 2026

9:00 AM

City Hall, Council Chambers

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 Esq. on January 28, 2026, at 9:05 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Keith Davis Esq., Special Magistrate

James Laponza, Licensing Investigator

Jennifer Vannatter, Licensing Investigator

Beth Barensen, Permitting Manager

Isa Alvarez, Building Department

Richard Shiller, Deputy City Attorney

Jasmin De Freese, 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 the Licensing Investigators.

4. Approval of Minutes

4.a Approval of Hearing Minutes December 17th, 2025

[2026-127](#)

The Special Magistrate approved the December 17, 2025, meeting minutes as submitted.

(Clerk's Note: A Memorandum was submitted on behalf of Special Magistrate Kelly Rodriguez approving the minutes.)

5. Late Abatements and/or Postponements

Ms. Alvarez indicated that the following cases were postponed; 32279, 32322, 32286, 31824, 32282, 32293, and 32229.

Ms. Alvarez indicated that the following case was abated; 32288.

6. Approval of Agenda

The Special Magistrate approved the agenda, as published.

7. Introduction of Cases

8. Determine Violation of City Code

8.a Hear Case Presentations to Determine Violation of City Code and Set Compliance Deadline[2026-128](#)

There was nothing to be heard under this item.

9. Determine Compliance with City Code

9.a Hear Case Presentations to Determine Compliance with City Code and Imposition of a Fine[2026-129](#)

12. SUBRYAN / CASE NO. 32035 / 1765 SW BILTMORE ST

(Clerk's Note: Licensing Investigator Jennifer Vannatter presented on behalf of Licensing Investigator Subryan.)

Licensing Investigator Vannatter read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. She noted that they had obtained Planning & Zoning approval and applied for their permit, and corrections had been made. She also stated that they had passed the plumbing portion, but the building portion had not yet been reviewed. Beth Barensen, Permitting Manager, stated that fines would start today and the City had no opposition to an extension.

The Deputy City Clerk swore in Respondent Kevin Mason, who informed that the property was bought as-is and he had not been aware that it was not in compliance at the time of purchase. He stated that he was waiting on the mechanical portion and trying to get it submitted. The Special Magistrate had inquired as to how long it would take, to which the City replied 30 days, and the Respondent requested 60 days. The City was not in opposition to a 60-day extension.

The Special Magistrate granted the 60-day extension to March 25, 2026.

13. SUBRYAN / CASE NO. 32151 / 2152 SE STONECROP ST

(Clerk's Note: Licensing Investigator Jennifer Vannatter presented on behalf of Licensing Investigator Subryan.)

Licensing Investigator Vannatter read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. She stated that the last contact that Investigator Subryan had was in August, and that to complete this permit, there were a few outstanding inspections that needed to be taken care of. The Special Magistrate inquired about the life safety matter of this case, to which Investigator Vannatter stated the Building Department considers in-ground and above ground pool a life safety matter and that it was supposed to have a fence around it, but there was a discussion to change it to a child-safety barrier, which would require updates to the plans. She also noted that the current fence failed inspection.

The Deputy City Clerk swore Respondent Devin Persaud, who stated that they reached out to contractors, but none were helping so they were doing it alone, and that they added a shadow box fence, but found out that was not what they needed to do as they needed a barrier. He requested the maximum amount of time for an extension due to managing the project alone and having an injury.

The Special Magistrate stated that based on the Respondent's testimony, it seemed secure, and he inquired if the City was looking for abatement or if they were comfortable with the circumstances as they exist. Ms. Barensen stated that if a 360 barrier was around the entire pool, they could amend the permit if they could see movement in 30 days. Mr. Persaud stated that his wife does not return until next week, so she would be applying for the permits, to which Ms. Barensen stated that they could meet with her and work through it. The City did not object to a 30-day extension.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited. He requested that the pool be secured immediately, but he did not certify the fine at this time. If not in compliance, he granted that the City access the property and abate all violations and assess costs. He granted a 30-day continuance to February 25, 2026. (Clerk's Note: He left it up to the City to determine how to memorialize the order for abatement and safety.)

15. LAPONZA / CASE NO. 31522 / 2086 SW HAYWORTH AVE

Licensing Investigator LaPonza read the case presentation and Staff's recommendations into the record and presented photos that were taken at

the time of the inspections showing the subject property and violations. He stated that they had been working diligently and remaining in contact, and the City did not object to an extension.

The Deputy City Clerk swore in, Anita Tewari, representative for Respondent T Empire Hayworth LLC, who requested an extension.

The Special Magistrate granted a 60-day extension to March 25, 2025.

18. VANNATTER / CASE NO. 31965 / 192 NW CENTRAL PARK PLZ

Licensing Investigator Vannatter read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. She provided a background of the project.

The Deputy City Clerk swore in Respondent Jeff Bobo, who stated that the issues were from the prior owner. He explained that they had things worked out but needed a little more time and requested an extension, to which the City did not object to a 60-day extension.

The Special Magistrate granted the extension to March 25, 2025.

19. VANNATTER / CASE NO. 32261 / 540 NW UNIVERSITY BLVD STE 104

Licensing Investigator Vannatter read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. She made an amendment to note that the address was now Suite 106 as there was an address change because the Property Appraiser had two Unit 104s listed, and it has now been corrected. She stated that all documents and plans for this property have been turned over to the contractor.

The Deputy City Clerk swore in a representative for the Respondent, Caroline Niemczyk, who stated that her own business currently occupies this space and thought she had provided documents to show that it had been permitted since 2008, but that this was not the case, so she was working on this. She stated that they applied for a permit and that they may have it submitted this week. Investigator Vannatter stated that they had not yet addressed the comments from the failed plan review.

The Special Magistrate granted the extension to February 25, 2026.

10. How Parties are Notified

Ms. Alvarez read the following into the record: 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 Building Department.

11. Introduction of Cases Without Parties Present

Ms. Barensen read the following into record:

Regarding the following cases entered into public record, the Building Investigators 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 has failed to appear. The City requests that these cases be found in violation of their respective listed code sections and be given 30 days 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 following cases without parties present were read into the record:

BUILDING VIOLATIONS
32154 1881 SW CITATION AVE
32290 2880 SW PORT ST LUCIE BLVD
32150 2111 SW VIXEN CT

The Special Magistrate found that parties were not present and found proper notice. Based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance date of January 27, 2026. If compliance is not achieved by this date, the City may bring the matter back to determine the fines for a Certification of Fines Hearing.

Ms. Barensen read the following into record:

Regarding the following cases 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 Building Investigator, it was determined that compliance has 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 has failed to appear. The City requests that the fines be certified and administrative costs be assessed and awarded to the City.

The following cases without parties present were read into the record:

CERTIFICATION OF FINES

- 31924 5385 NE RUGBY DR
- 30853 2701 SE GRAND DR
- 32277 3102 SW WATSON CT
- 32261 540 NW UNIVERSITY BLVD STE 104

The Special Magistrate found that the parties were not present and found proper notice. Based on the testimony and evidence reviewed, he found the property remained in violation as cited and imposed a fine to be set forth in a lien.

12. Public to be Heard

There were no public comments to be heard.

13. Adjourn

There being no further business, the meeting was adjourned at 10:04 a.m.

Jasmin De Freese, Deputy City Clerk



Agenda Summary
2026-256

Agenda Date: 3/18/2026

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, Special Projects Coordinator, NSD.

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

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

Staff Recommendation: Move that the Council Find that the properties are in violation of the City Code and approve the compliance date as requested.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Find that the properties are in violation of the City Code and approve the compliance date as requested.
2. Move that the Council not certify or approve the presented case and provide staff direction.

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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

Code Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Armendarez	25-15060	Willie D Owens Jr	179 SW Milburn CIR
	Armendarez	25-15220	Long Tran & Klaudia Tran	172 SW Paar DR
	Armendarez	25-18479	Juan Abarca	2819 SE Peru ST
	Armendarez	26-00571	Sosa's South Florida Builders LLC	167 SW Becker RD
	Dickerson	25-13593	ILA PRIVATE EDUCATION LLC	765 SW Dalton CIR
	Gomez	25-17402	Fernando Rivera & Marissa Michelle Baker	2212 SE Maslan AVE
	Gomez	25-17417	Marian Blasko & Jade Murphy	1474 SE Marisol LN
	Gomez	25-18114	Linda Rec & Christopher Rec	1073 SE Bethume CT
	Gomez	26-00609	Randy Dean Drake & Dinghong Drake	1422 SE Arenson LN
	Mendoza	25-15558	Kelly A Warden & James M Warden	761 SE Karrigan TER
	Mendoza	25-15929	Nery Lopez-Tijerino	1178 SE Preston LN
	Mendoza	25-16045	Nicholas J Penevolpe	866 SE Quiescent LN
	Mendoza	25-16118	Joseph E Crawford & Roberta J Crabtree	1358 SE Floresta Dr
	Mendoza	25-16664	Chaye Pimentel	572 SE Seahouse DR
	Mendoza	25-16765	Dimitri Gabriel Florent	1482 SE Manth LN
	Mendoza	25-16928	Lois Anne Herold (LF EST)	1586 SE Crowberry DR
	Mendoza	25-17128	Goonashwar Juggerdeo	351 SE Evergreen TER
	Mendoza	25-17645	Oreal Blunston & Brennon L Blunston	1433 SE Odonnell LN
	Mendoza	25-17668	MNL Asset Company 1 LLC	1067 SE Lansdowne AVE
	Mendoza	25-18344	IH6 Property Florida LP c/o Ryan LLC	1241 SE Sandia DR
	Mendoza	25-18467	Jeanne K Benoit	642 SE Damask AVE

	Mendoza	26-00378	Miguel Vargas	478 SE Walters TER
	Mendoza	26-00379	Jacqueline Jarquin	834 SE Forgal ST
	Mendoza	26-00392	Chrys Panayiotou	1172 SE Preston LN
	Mendoza	26-00699	AA Baret Corp	2061 SE Floresta DR
	Mendoza	26-00708	Jeffrey Sweeney & Christina Wellington	1192 SE Proctor LN
	Peco	25-07998	Sabatha Arrazola	1925 SW Aquarius LN
	Peco	25-11615	Mohamed A Helmy & Nancy Helmy	222 SW Chandler TER
	Peco	25-12742	Stephen F Skowronski	1402 SW Airoso BLVD
	Peco	25-12756	Greggory Steinbach & Desiree Lynn Nettleton (EST)	237 SW Starfish AVE
	Peco	25-13852	Francisco J Leite & Rebeca H Correia	210 SE Crosspoint DR
	Peco	25-13955	Gabriel Sousa Almeida	1154 SW Airoso BLVD
	Peco	25-15003	Loretta B Amati	1109 SE Airoso BLVD
	Peco	25-15187	Ducarmel Simon & Patricia Baillerjour	1443 SE Airoso BLVD
	Peco	25-15247	Fritz A Wallmann & Adriana Wallman Ramos Diaz	232 SW Molloy ST
	Peco	25-15475	Fernando Hernandez	1117 SE Airoso BLVD
	Peco	25-16010	Edward Thorne	301 SW Lucero DR
	Peco	25-16496	Kimberly A Russo (TR)	1177 SE Airoso BLVD
	Peco	25-17541	Sharon L Dunlap	171 SE Duval AVE
	Peco	25-18065	Natalia Bielkiewicz & Leonardo Gomez	243 SE Duval AVE
	Peco	25-18089	Kristine A Van Kuren -DeVico & George J Brust Jr	1133 SW Irving ST
	Peco	25-18252	Robert B Williams Jr (LF EST)	681 SW Dwight AVE
	Peco	25-18534	IH6 Property Florida LP c/o Ryan LLC	1717 SW Gemini LN
	Peco	25-18667	SFR 2012-1 Florida LLC	272 SW Molloy ST

	Peco	26-00254	MARSHALL PROPERTY HOLDINGS LLC	365 SW Todd AVE
	Rose	25-14882	Daniel King	338 NW Ferris DR
	Rose	25-15131	Justin Rodriguez	144 NE Fatima TER
	Rose	25-16024	Ricardo Aurelio Melendez Guerrero	401 NW Lincoln AVE
	Rose	25-16563	Isidoro Cedillo & Luis Manuel Cedillo	566 NW Fairfax AVE
	Rose	25-18281	Ramond Cunningham & Tameika M Morris-Cunningham	790 NW Airoso BLVD
	Rose	25-18596	Joel Edmond & Dikinss Edmond	685 SW Fairview AVE
	Rose	25-18361	Pedro Chirino Valdes & Anielka Sugey Loza Peralta	390 NW Curtis ST
	Rose	26-00068	Fausto Bautista	356 NW La Playa ST
	Rose	26-00109	Ernestine Y Wright	701 SW Ravenswood LN
	Wise	25-05692	Sherene N Fearon	1873 SE Elrose ST
	Wise	25-08634	Aida L Quintana & Luis Rivera (EST)	1491 SE Grapeland AVE
	Wise	25-12326	Edward F Galvin & Scott Michael Galvin	2635 SE Morningside BLVD
	Wise	25-12871	Shanaz Hosein	1933 SE Burgundy LN
	Wise	25-12929	Kareem Jamoy Payne	3100 SE Morningside BLVD
	Wise	25-17195	Shane Howell	2980 SE Treasure Island RD
	Wise	25-17443	June M Cheseborough	1801 SE Vesthaven CT
	Wise	25-17797	Alfonso E Pagan & Sonia I Diaz Laguer	1269 SE Petunia AVE
	Wise	25-17799	Yanet Ramos	2455 SE Wishbone RD
	Wise	25-17800	Charles Albury & Christine Albury	2498 SE Pinero RD
	Wise	25-18014	Margaret A Small	2005 SE Hideaway CIR
	Wise	25-18142	Gioacchino Digiorgio & Rosa Digiorgio	3084 SE Pine Valley ST
	Wise	25-18258	Nils H Brandt	1566 SE Sunshine AVE

	Wise	25-18367	Aissatou Gayle	2350 SE Corsica RD
	Wise	25-18556	Shantel Luke	2949 SE Treasure Island RD
	Wise	25-18615	Charles E Clark	1485 SE Port ST Lucie BLVD
	Wise	25-18672	Zachary G Clute & Stacey M Clute	2081 SE Hideaway CIR
	Wise	26-00106	Good Samaritan Ministries Inc	2616 SE Morningside BLVD
	Wise	26-00241	Karissa F Thrasher	2168 SE Shelter DR
	Wise	26-00515	Robert A Costantini Jr & Siobhan J Costantini	1772 SE Burgundy LN
	Wise	26-00535	Sandra M Villavicencio Iriarte	1971 SE Avanti CIR
	Wise	26-00639	LELA'S RENTALS INC	1874 SE Burgundy LN
	Wise	26-00870	Jayne L Grosso (LF EST)	2842 SE Morningside BLVD

Code Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
1	Armendarez	25-18479	Juan Abarca	2819 SE Peru ST
2	Gomez	25-17402	Fernando Rivera & Marissa Michelle Baker	2212 SE Maslan AVE
3	Gomez	25-18114	Linda Rec & Christopher Rec	1073 SE Bethume CT
4	Gomez	26-00609	Randy Dean Drake & Dinghong Drake	1422 SE Arenson LN
5	Mendoza	25-17645	Oreal Blunston & Brennon L Blunston	1433 SE Odonnell LN
6	Mendoza	25-17651	Patrick M Malone	1952 SE Manth LN
7	Mendoza	25-17668	MNL Asset Company 1 LLC	1067 SE Lansdowne AVE
8	Mendoza	25-18467	Jeanne K Benoit	642 SE Damask AVE
9	Peco	25-11615	Mohamed A Helmy & Nancy Helmy	222 SW Chandler TER
10	Peco	25-12756	Greggory Steinbach & Desiree Lynn Nettleton (EST)	237 SW Starfish AVE
11	Peco	25-15003	Loretta B Amati	1109 SE Airoso BLVD
12	Peco	25-15187	Ducarmel Simon & Patricia Baillerjour	1443 SE Airoso BLVD
13	Peco	25-15247	Fritz A Wallmann & Adriana Wallman Ramos Diaz	232 SW Molloy ST
14	Peco	25-16010	Edward Thorne	301 SW Lucero DR
15	Peco	25-18252	Robert B Williams Jr (LF EST)	681 SW Dwight AVE
16	Peco	25-18596	Joel Edmond & Dikins Edmond	685 SW Fairview AVE
17	Peco	26-00254	MARSHALL PROPERTY HOLDINGS LLC	365 SW Todd AVE
18	Wise	25-08634	Aida L Quintana & Luis Rivera (EST)	1491 SE Grapeland AVE

19	Wise	25-18556	Shantel Luke	2949 SE Treasure Island RD
20	Wise	25-18672	Zachary G Clute & Stacey M Clute	2081 SE Hideaway CIR



Agenda Summary
2026-257

Agenda Date: 3/18/2026

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, Special Projects Coordinator, NSD.

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

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

Staff Recommendation: Move that the Council Find that the properties are in violation of the City Code and approve the compliance date as requested.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Find that the properties are in violation of the City Code and approve the compliance date as requested.
2. Move that the Council not certify or approve the presented case and provide staff direction.

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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

Code Violations Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Mendoza	25-10004	Bonita R Herrick	542 SE Seahouse DR
	Mendoza	25-15727	Glenn Goodearl	1737 SE Aneci ST
	Mendoza	25-17651	Patrick M Malone	1952 SE Manth LN
	Mendoza	25-18217	Charlotte Watson	537 SE Crosspoint Dr
	Mendoza	26-00186	Ellen L Skelly c/o Eloise Gardner	929 SE Bayfront AVE
	Peco	25-14380	Ronald Amisial & Jinette Amisial Zetrenne	480 SW Lakehurst DR
	Wise	26-02847	Eric M Church & Morgan A Church	1478 SE Sunshine AVE

Code Violations Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
21	Mendoza	25-10004	Bonita R Herrick	542 SE Seahouse DR
22	Mendoza	26-00186	Ellen L Skelly c/o Eloise Gardner	929 SE Bayfront AVE
23	Peco	25-14380	Ronald Amisial & Jinette Amisial Zetrenne	480 SW Lakehurst DR
24	Rose	25-16024	Ricardo Aurelio Melendez Guerrero	401 NW Lincoln AVE



Agenda Summary
2026-258

Agenda Date: 3/18/2026

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, Special Projects Coordinator, NSD.

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

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

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

Alternate Recommendations:

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

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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

Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Gomez	25-06891	Serana Nadia Latortue	2297 SE Seamist ST
	Mendoza	25-10216	Sara Cormier & Eric Cormier	1300 SE Navajo LN
	Mendoza	25-10875	Marthe Darline Jean & Jean Addely Romain	1224 SE Ladner ST
	Mendoza	25-12440	Joan T Bischoff Hanna	755 SE Albatross AVE
	Mendoza	25-12450	Lovens Gabriel	649 SE Capon TER
	Mendoza	25-14464	David G See & Patricia A See	1196 SE Sabina LN
	Mendoza	25-15787	Natalia Dellisanti	741 SE Voltair TER
	Peco	25-00860	Niria Gerardi	412 SE Majestic TER
	Peco	25-09624	Jacson Alfred	265 SE Twig AVE
	Peco	25-15550	Kelly Keating	198 SW Fairway AVE
	Peco	25-17241	Sayco Equity Fund K LLC	557 SW Duval AVE
	Wise	25-11691	William Bryson Huckstep & Andrea Marja Huckstep	549 SW Nautical AVE
	Wise	25-11963	Susan Tower (EST)	2092 SE Parkwood CIR
	Wise	25-11964	Barbara Erben (EST)	1932 SE Gibbs AVE
	Wise	25-12872	Robert A Dudley	1699 SE Elkhart TER
	Wise	25-16917	Antonin C Dvorak & Kylee Dvorak	2252 SE Flanders RD
	Wise	25-17626	Nils H Brandt	1566 SE Sunshine AVE

Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
25	Gomez	25-06891	Serana Nadia Latortue	2297 SE Seamist ST
26	Mendoza	25-12440	Joan T Bischoff Hanna	755 SE Albatross AVE <i>*Attending Via Zoom*</i>
27	Mendoza	25-12450	Lovens Gabriel	649 SE Capon TER
28	Peco	25-00860	Niria Gerardi	412 SE Majestic TER
29	Peco	25-15550	Kelly Keating	198 SW Fairway AVE
30	Peco	25-17241	Sayco Equity Fund K LLC	557 SW Duval AVE
31	Wise	25-10875	Marthe Darline Jean & Jean Addely Romain	1224 SE Ladner ST
32	Wise	25-11963	Susan Tower (EST)	2092 SE Parkwood CIR
33	Wise	25-11964	Barbara Erben (EST)	1932 SE Gibbs AVE
34	Wise	25-12872	Robert A Dudley	1699 SE Elkhart TER
35	Wise	25-14467	Roberline Devalon & Jesumene Desvallons	1173 SE Stewart RD
36	Wise	25-14991	Timmie Lee Bagley & Kareen Bagley	2586 SE Perugia ST
37	Wise	25-16917	Antonin C Dvorak & Kylee Dvorak	2252 SE Flanders RD



Agenda Summary
2026-259

Agenda Date: 3/18/2026

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, Special Projects Coordinator, NSD.

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

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

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

Alternate Recommendations:

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

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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

Certification of Fines Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Mendoza	25-09400	770 Alpha Fund LLC	1633 SE Shepard LN
	Gomez	25-15458	Patrick Richardson (EST)	1791 SE Ridgewood ST
	Gomez	25-17160	Raymond Vidal & Julianna Costanzo	2322 SE Maslan AVE
	Wise	25-14467	Roberline Devalon & Jesumene Desvallons	1173 SE Stewart RD
	Wise	25-14991	Timmie Lee Bagley & Kareen Bagley	2586 SE Perugia ST

Next Magistrate Hearing – March 25, 2026 SM Rodriguez

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
38	Mendoza	25-09400	770 Alpha Fund LLC	1633 SE Shepard LN
39	Mendoza	25-10216	Sara Cormier & Eric Cormier	1300 SE Navajo LN
40	Mendoza	25-14464	David G See & Patricia A See	1196 SE Sabina LN
41	Mendoza	25-15787	Natalia Dellisanti	741 SE Voltair TER
42	Gomez	25-15458	Patrick Richardson (EST)	1791 SE Ridgewood ST
43	Gomez	25-17160	Raymond Vidal & Julianna Costanzo	2322 SE Maslan AVE
44	Wise	25-17626	Nils H Brandt	1566 SE Sunshine AVE

Next Magistrate Hearing – March 25, 2026 SM Rodriguez

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