

# **City of Port St. Lucie**

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



## **Meeting Agenda**

**Wednesday, April 15, 2026**

**9:00 AM**

**City Hall, Council Chambers**

### **Special Magistrate Hearing**

1. **Meeting Called to Order**
  2. **Pledge of Allegiance**
  3. **Swearing in Code Specialist and/or Building Investigators**
  4. **Approval of Minutes**
  5. **Late Abatements and/or Postponements**
  6. **Approval of Agenda**
  7. **Introduction of Cases**
  8. **Code Violations**
    - 8.a Hear Code Violations Cases and Approve the Staff Recommendation [2026-357](#)
  9. **Code Violations Special Requests**
    - 9.a Hear Code Violations Special Requests Cases and Approve the Staff Recommendation [2026-358](#)
  10. **Certification of Fines**
    - 10.a Hear Certification of Fines Cases and Approve the Staff Recommendation [2026-359](#)
  11. **Certification of Fines Special Requests**
    - 11.a Hear Certification of Fines Special Requests Cases and Approve the Staff Recommendation [2026-360](#)
  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  
2026-357

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**Agenda Date:** 4/15/2026

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

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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	25-15059	Diane D Lynn & William J Darby	143 SW Milburn CIR
	Armendarez	25-17060	Dawn Tate (LF EST)	4472 SW Paley RD
	Armendarez	25-17561	Gerald Bentley Sr, Gary Bernard Mason & Brian Bernard Mason	3231 SE Pinto ST
	Armendarez	26-00225	Jordan Randall Sharp	154 SW South Wakefield CIR
	Armendarez	26-01672	Barbara Koch	606 SE Stow TER
	Gomez	26-01231	Ferdinando DeLuca	2207 SE Seamist ST
	Gomez	26-01690	Shawn Cassidy	2586 SE Lily ST
	Gomez	26-02918	Norma E Andino	1449 SE Appamattox TER
	Mendoza	24-16197	Julianne Loree	1198 SE Clifton LN
	Mendoza	25-03099	Konyali A Jossie	471 SE Thanksgiving AVE
	Mendoza	25-09030	William W Ferguson Jr	1189 SE Preston LN
	Mendoza	25-14530	Jodi R Walsh	835 SE Carnival AVE
	Mendoza	26-00382	Brian Ochwat	649 SE Crescent AVE
	Mendoza	26-00384	Jean Marie Harris (EST) & John James Wallace	2107 SE Stargrass ST
	Mendoza	26-00385	Jon Barney & Amy Barney	707 SE Whitmore Dr
	Mendoza	26-01088	Christopher Scott McChesney, Karen J McChesney & Joshua McChesney	406 SE Justine TER
	Mendoza	26-01107	Nikolas A Mangola	715 SE Evergreen TER
	Mendoza	26-01228	Almando Stephenson	689 SE Damask AVE
	Mendoza	26-01388	Rolando M Perez	449 SE Justine TER
	Mendoza	26-01395	Hudson Valley Bank NA (TR) & Deyanira Guzman	1114 SE Sabina LN
	Mendoza	26-01541	Misty Coffman Dorman	1911 SE Carvalho ST
	Mendoza	26-01860	Johnathan L Kalb & Samantha J Kalb	617 SE Strait AVE
	Mendoza	26-01867	Jaipargas Singh	1842 SE Joy Haven ST

	Mendoza	25-01869	Ann Marie B Cunningham	601 SE Picasso AVE
	Mendoza	26-02180	Gillies Viau & Marie L Viau	1631 SE Fairfield ST
	Peco	25-08433	Joan O'Connor	319 SW Fairway AVE
	Peco	25-12763	Suny M Polanco Munoz & Edinson Salcedo	174 SW Parish TER
	Peco	25-16491	Roland S Tewari	1210 SW Airoso BLVD
	Peco	26-00711	Walter Karpinia	1374 SW Bayshore BLVD
	Peco	26-00940	Jesus Areola & Magda E Fuentes	1631 SW Victor LN
	Peco	26-00941	Herbert Schaus (LF EST)	1671 SW Victor LN
	Peco	26-00944	Jonathan Amaya & Amanda Mcnamee-Amaya	1688 SW Burlington ST
	Peco	26-01190	Robert H Schoneman II & Dorothy G Schoneman	1962 SW SCORPIO LN
	Peco	26-01198	Hendry F Diaz & Gilda G Tovar	1122 SW Airoso BLVD
	Peco	26-01205	Anibal Marcell Lopez	214 SW Pagoda TER
	Peco	26-01206	Michael Cerulli	213 SW Pagoda TER
	Peco	26-01208	Jason Sanchez & Kellie A Maloney	237 SW Starflower AVE
	Peco	26-01209	Chandra Singh, Andrew A Bachan & Mathew D Singh	238 SW Chandler TER
	Peco	26-01217	Georgia A Byrd	361 SW Seaflower TER
	Peco	26-01274	Innolene Simon-Narcisse & Jean David Narcisse	2002 SW Trenton LN
	Peco	26-01947	Horatio V Lewis & Tracey M Lewis	1598 SW AVENS ST
	Peco	26-01949	Tara Farrell	1501 SW Avens ST
	Peco	26-01960	Raymond Lee (TR)	534 SW Fairway Ave
	Peco	26-02057	Joan O'Connor	319 SW FAIRWAY AVE
	Peco	26-02135	Anita A Morales-Nolasco	226 SW CRESCENT AVE
	Peco	26-02380	Yanique A Williams	1155 SW Ithaca St
	Peco	26-02482	James N Woods	1280 SW AVENS ST
	Peco	26-03036	Alexander F Fernandez	1633 SW BURLINGTON ST
	Rose	25-04727	Claudia Fabra	616 NE HELICON LN

	Rose	25-16092	David A Bohorquez Ortega, Karina A Barberis & Joel Adams Bohorquez Barberis	731 NW Floresta DR
	Rose	25-16585	Orlando J Mulet & Angela Marie Mullet	681 NW Marion AVE
	Rose	25-16591	Pandora Parks	143 NW Curtis ST
	Rose	25-17308	Kristen Seelinger	614 NW Kildare ST
	Rose	25-17678	Rayner Lobon Rojas	554 NW Sagamore TER
	Rose	25-18715	Gladis Yolanda Gonzales & Carlos Espino	526 SW Butler AVE
	Rose	26-00011	Zahra Hafir & Abdel J Hammad	542 NW BAYSHORE BLVD
	Rose	26-00063	Oscar Soto (TR) & Clara Soto (TR)	367 NW LA PLAYA ST
	Rose	26-00075	Brandy Ann Cooper	337 NW La Playa ST
	Rose	26-00858	Zahra Hafir & Abdel J Hammad	534 NW BAYSHORE BLVD
	Rose	26-00861	Meghan Lee	6929 NW Denargo ST
	Rose	26-01254	Philippe Alexander & Junia P Alexander	5270 NW North Macedo BLVD
	Rose	26-01262	Lanwood Inc	750 SW Colleen AVE
	Rose	26-01263	Jose Abraham Portillo Sorto & Ruth E Portillo Bonilla	762 SW COLLEEN AVE
	Rose	26-01279	Qun Chen & Ning Shao	626 SW BOLIN CT
	Rose	26-01301	Valery Ball	317 NW Granadeer ST
	Rose	26-01305	Frederick Wallack	561 NW BISCAYNE DR
	Rose	26-01311	Timothy P McKay	142 NE TWYLITE TER
	Rose	26-01794	Eugean Cassady Jr (EST)	513 NW Floresta DR
	Rose	26-01969	Fidel Penalver Herrera	533 SW VIOLET AVE
	Rose	26-01971	Theresa M Nivar, Wener Nivar-Valdez & Maria A Valdez Alvarez	535 SW BUTLER AVE
	Rose	26-02048	Deborah Smith & John R Smith	521 NW SAGAMORE TER
	Rose	26-02239	Jamms Germinal & Danaelle Jean-Louis	351 NE GENESEE AVE
	Rose	26-02486	Erik Bradley Eidson	326 NE SURFSIDE AVE

	Wise	25-10335	Maryse J Williams & James Williams	140 SE Juper Ave
	Wise	25-14669	Ricardo E Correa & Madeline Correa	2308 SE Seafury LN
	Wise	26-00512	Adria L Bolen	1681 SE Burgundy LN
	Wise	26-00517	Peter Heilfurth & Vona Ward	1872 SE Elkhart TER
	Wise	26-00523	Nicholas Vivirito	1782 SE Elkhart TER
	Wise	26-00525	LELA'S RENTALS INC	1737 SE ELKHART TER
	Wise	26-00530	Sayco Equity Fund K LLC	1702 SE Elkhart TER
	Wise	26-00545	Kyle Gunter	2332 SE Seafury LN
	Wise	26-00805	Lauren Sinewitz	1719 SE Elkhart Ter
	Wise	26-00825	Gaetano Angelone & Maria Angelone	1420 SE SAN Souci LN
	Wise	26-00912	Yasmin E Burrell	1833 SE Elkhart TER
	Wise	26-01479	Gina Matthews	2042 SE Talwood LN
	Wise	26-01574	Lamar Mighty	1398 SE La Rose CT
	Wise	26-01914	Anthony W Giorgio, Eleanor J Giorgio & Victor V Giorgio	1363 SE Petunia AVE
	Wise	26-02308	Alec J Arch & Stephanie N Arch	1612 SE Grapeland AVE
	Wise	26-02659	Branden L Brewer & Jamie L Brewer	2077 SE Hideaway CIR
	Wise	26-02822	Douglas E Sosa & Jova Sosa	2272 SE Seafury LN
	Wise	26-02848	Thomas Nickerson & Jennifer Shawfield	3102 SE Monte Vista ST



Agenda Summary  
2026-358

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**Agenda Date:** 4/15/2026

**Agenda Item No.:** 9.a

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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.
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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
	Mendoza	26-01091	William J Cali Jr	1991 SE Aires LN



Agenda Summary  
2026-359

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**Agenda Date:** 4/15/2026

**Agenda Item No.:** 10.a

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Placement: New Business

Action Requested: Motion / Vote

Hear Certification of Fines Cases and Approve the Staff Recommendation

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

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

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

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

Alternate Recommendations:

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

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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## Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Mendoza	25-09987	Theodore M Mann	1126 SE Clifton LN
	Mendoza	25-12442	David C Estus & Judy L Estus	1402 SE Navajo LN
	Mendoza	25-14096	Juan C Varela Lopez & Besy Y Galeano Acosta	949 SE Albatross AVE
	Mendoza	25-14789	Lyle Hawkins & Jennifer Hawkins	1714 SE Clearmont ST
	Mendoza	25-15742	Paul M Leary & Martha E Leary	451 SE Evans AVE
	Mendoza	25-15795	Sara Cormier & Eric Cormier	1300 SE Navajo LN
	Mendoza	25-15974	Stacy Sweet	801 SE Kendall AVE
	Mendoza	25-17074	David G See & Patricia A See	1196 SE Sabina LN
	Mendoza	25-17665	Roovens Pierre Pierre Louis & Muracia Pierre Louis	990 SE Bywood AVE
	Peco	25-09624	Jacson Alfred	265 SE Twig AVE
	Peco	25-15369	Peaceful River Living Trust	1974 SW Scorpio LN
	Peco	26-00335	Christine Marsh & Daniel Myer	295 SW Holden TER
	Wise	25-12196	Brittany Delva	339 SW Dwight AVE
	Wise	25-17792	Jose M Solano & Adriana Fournier	1186 SE Menores AVE



Agenda Summary  
2026-360

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**Agenda Date:** 4/15/2026

**Agenda Item No.:** 11.a

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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:

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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	25-17676	Caprila T Cotela	1704 SE Haverford ST
	Peco	25-10372	Jim Laurent (EST)	1614 SE Sandia DR
	Peco	25-15990	Michelle A Jaggermauth & Shawn A Gillette	1162 SW Airoso Blvd

Next Magistrate Hearing – April 22, 2026 SM Rodriguez

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