

# **City of Port St. Lucie**

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



## **Meeting Agenda**

**Wednesday, April 8, 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 12/10/2025 and 1/21/2026 Cases and Approve the Staff Recommendation [2026-333](#)
  5. **Late Abatements and/or Postponements**
  6. **Approval of Agenda**
  7. **Introduction of Cases**
  8. **Business Tax - Determine Violation**
    - 8.a Hear Business Tax Case Presentations to Determine Violation of City Code and Set Compliance Deadline [2026-321](#)
  9. **Business Tax - Certification of Fines**
    - 9.a Hear Business Tax Certification of Fines Case Presentations to Determine Compliance with City Code and Imposition of a Fine [2026-322](#)
  10. **Solid Waste Certification of Fine**
    - 10.a Hear Solid Waste Certification of Fines Cases and Approve the Staff Recommendation [2026-334](#)
  11. **Modification Requests**
    - 11.a Hear Modification Requests Cases and Approve the Staff Recommendation [2026-335](#)
  12. **Code Violations**
    - 12.a Hear Code Violations Cases and Approve the Staff Recommendation [2026-336](#)
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**13. Code Violations Special Requests**

- 13.a** Hear Code Violations Special Requests Cases and Approve the Staff Recommendation [2026-337](#)

**14. Vacant Lot Violations**

- 14.a** Hear Vacant Lot Violations Cases and Approve the Staff Recommendation [2026-338](#)

**15. Certification of Fines**

- 15.a** Hear Certification of Fines Cases and Approve the Staff Recommendation [2026-339](#)

**16. Certification of Fines Special Requests**

- 16.a** Hear Certification of Fines Special Requests Cases and Approve the Staff Recommendation [2026-340](#)

**17. Vacant Lot Certification of Fines**

- 17.a** Hear Vacant Lot Certification of Fines Cases and Approve the Staff Recommendation [2026-341](#)

**18. How Parties are Notified****19. Introduction of Cases Without Parties Present****20. Public to be Heard****21. 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  
2026-333

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**Agenda Date:** 4/8/2026

**Agenda Item No.:** 4.a

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Placement: Approval of Minutes

Action Requested: Motion / Vote

Hear Approval of Minutes for 12/10/2025 and 1/21/2026 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 - Draft**

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

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**Wednesday, December 10, 2025**

**9:00 AM**

**City Hall, Council Chambers**

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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 December 10, 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

**4.a** Hear Approval of Minutes for 9/17/2025 Cases and Approve  
the Staff Recommendation

[2025-1167](#)

The Special Magistrate approved the minutes.

5. Late Abatements and/or Postponements

Ms. Brown informed the Special Magistrate that Cases 25-13841, 25-15185, 25-16298, 25-16331 and 25-11847 were postponed; Cases 25-14272, 25-14395, 25-14400, 25-14919, 25-14641, 25-14643, 25-14646, 25-15779, 25-16047, 25-11843 and 25-15817 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.)

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**8. Modification Requests**

- 8.a** Hear Modification Requests Cases and Approve the Staff Recommendation [2025-1164](#)

(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 #5-10, had been agreed upon and required Magistrate signature. The Special Magistrate stated that he would sign the orders. She corrected the agenda for #9 17-01340 and #10 18-0092 the address was 1691 SW Port St. Lucie Blvd.

**9. Business Tax Violation**

- 9.a** Hear Business Tax Violation Cases and Approve the Staff Recommendation [2025-1165](#)

There was nothing scheduled under this item.

**10. Solid Waste Certification of Fines**

- 10.a** Hear Solid Waste Certification of Fines Cases and Approve the Staff Recommendation [2025-1166](#)

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

Ms. Brown read the following Solid Waste violations into the record.

25-14749      561 NW Cardinal Dr

The Special Magistrate stated he would sign the order.

**11. Code Violations**

- 11.a** Hear Code Violations Cases and Approve the Staff Recommendation [2025-1168](#)

Wise      25-15068      2099 SE Isabell Rd

(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 Deputy City Clerk swore in Brian Ingrum who stated that they would either register the truck or sell it.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation. He set a compliance date for December 17, 2025.

Dickerson     25-13593     765 SW Dalton Circle

(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 advised that Section 41.10(m)(3) was abated. He advised that the bin was not allowed on the property.

The Deputy City Clerk swore in Norman Lacombe who stated that he was in the process of finding a new type of container & an engineer/architect to help him work with the Planning & Zoning Department. Therefore, he requested more time.

The Special Magistrate continued the case to March 18, 2026.

Diaz            25-06861            11500 NW Glades Cut Off Rd

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Diaz, 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 Deputy City Clerk swore Brian Lulfs who stated that the property was 700 acres, the pictures depicted one acre where organic material was stored which improved the land for the cattle. Mr. Armstrong was unsure if the Site Plan could be amended to show storage of organic material or if the land would need to be zoned AG.

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

Cerami            25-15056            2441 SW Washington 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 Deputy City Clerk swore in Alex Torres who stated that they had transferred the plates and had been holding the car for his father.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation. He set a compliance date for January 21, 2026.

Wise      25-12196      339 SW Dwight Ave

(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 Deputy City Clerk swore in Brittany Delva who stated that she only received a courtesy notice to which Mr. Armstrong replied that a Notice of Violation was included within the Notice of Hearing and explained the state statute. She requested more time to abate the violations.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation. He set a compliance date for February 11, 2026.

## 12. Code Violations Special Requests

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

[2025-1169](#)

Wise      25-17626      1566 SE Sunshine Ave

(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 Deputy City Clerk swore in Nils Brandt who stated that he was having financial issues but was working on most of the issues. He requested an extension for the screen since he could not fix it himself.

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

Herzog      25-14092      1782 SW Cloverleaf St

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Herzog, 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 the City had abated the open storage multiple times.

The Deputy City Clerk swore in Joyce Osika who stated that she had some health issues but was trying to clear the open storage.

The Special Magistrate found proper notice, found that the property remained in violation and set December 17, 2025, as the compliance date, if not in compliance by that date he gave the City authorized to abate the violation & assess the costs.

Gomez            25-15855        2080 SE N Blackwell Dr

(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 Deputy City Clerk swore in Beverly Celeski who stated that her mother, Generosa Childress, passed away & she was unaware that her stepfather stopped maintenance on the home but she would rectify the issue.

The Special Magistrate found proper notice, found that the property remained in violation and granted all relief requested by the City. He set a compliance date of December 17, 2025, or the City could abate the violation and assess the costs.

Mendoza 25-15787        741 SE Voltair 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 Deputy City Clerk swore in Natalia Dellisanti who stated that the open storage was removed and added that she had ordered a new lawn motor to cut the grass.

The Special Magistrate found proper notice, found that the property remained in violation and granted all relief requested by the City. He set a compliance date of December 17, 2025, or the City could abate the violation and assess the costs.

Bender            25-13814        1516 SW Del Rio Blvd

(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.

Capp            25-16174        991 SW Versailles Ave

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

Cerami           25-16688        2582 SW McDonald 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.

Gomez           25-17160        2322 SE Maslan Ave

(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.

Kashatus       25-08222        1237 SW Edinburgh 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 25-15556 280 SW Undallo Rd

(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 25-15583 4025 SW McIntosh St

(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 25-12442 1402 SE Navajo 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.

Mendoza 25-14485 938 SE Browning Ave

(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 25-15742 451 SE Evans Ave

(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 25-15974 801 SE Kendall Ave

(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.

Peco 25-10168 250 SW Pagoda Ter

(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.

Peco 25-15990 1162 SW Airoso Blvd

(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.

Peco 25-16020 268 SW Grove Ave

(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      25-07573      533 SW Twig Ave

(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.

Wise      25-15659      3101 SE Pruitt Rd

(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.

13. Vacant Lot Violations

- 13.a** Hear Vacant Lot Violations Cases and Approve the Staff Recommendation [2025-1170](#)

There was nothing scheduled under this item.

14. Certification of Fines

- 14.a** Hear Certification of Fines Cases and Approve the Staff Recommendation [2025-1171](#)

Kashatus      25-14212      931 SW McComkle Ave

(Clerk’s Note: A PowerPoint was shown at this time.) Code Officer Kashatus, previously sworn, read the case presentation and 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 informed the Special Magistrate that Public Works cannot determine if the pipe has failed since it was obstructed. He added that since the last hearing no updates have been made.

The Deputy City Clerk swore in Matthew Pelton who requested an extension since he had financial issues.

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

Herzog                    25-09686                    120 SW Brandon Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Herzog, previously sworn, read the case presentation and 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 Paul McLaughlin who stated that finances were an issue at the moment but he would try to receive quotes for removing the trees.

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

Peco                    25-13842                    176 SW Parr Dr

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Peco, previously sworn, read the case presentation and 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. Mr. Armstrong further explained that the case had been ongoing for five years, with multiple liens on the property

The Deputy City Clerk swore in Felix Di Higo who stated that the pictures shown were old, and the vehicles on his property were registered as he drove them; he added that he felt that the City was harassing him.

Mr. Armstrong clarified that open storage & vehicle parts/tires on the property could be seen from the roadway. He added that the last inspection of the property took place on December 2, 2025. He stated that there had been 21 cases since 2017 on the property.

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

## 15. Certification of Fines Special Requests

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

[2025-1172](#)

Gomez 25-09892 1562 SE Collette Cir

(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. He added that the City abated the Section 41.08(b) violation on October 20, 2025.

The Deputy City Clerk swore in Kimbery Bigelow who stated that she had health & financial issues.

Wesley Armstrong, Code Compliance Manager, stated that the case opened in September 2023 and the property had two maxed out liens.

The Special Magistrate found that proper notice was achieved and found the property was violation. He accepted the City's recommendation, certifying the fine and granted all relief requested by the City.

Dickerson 25-10654 Parcel ID #4435-801-0012-000-4

(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.

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.

Mendoza 25-09629 755 SE Albatross Ave

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

Peco 25-10385 1101 SE Menores 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.

Peco 25-10432 1872 SE Enfield 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.

Peco 25-11487 398 SW Ryan 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.

Rose 25-09022 3231 SE Pinto St

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Rose, 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      25-11794      1449 SE Minorca 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      25-12465      1173 SE Stewart Rd

(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.

16. Vacant Lot Certification of Fines

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

[2025-1173](#)

There was nothing scheduled under this item.

17. 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.

18. Introduction of Cases Without Parties Present

Rachel Knaggs, Code Compliance Officer 3, 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 requests that these cases be found in violation of their respective listed code sections and be given until December 17, 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:

25-16162	1921 SW Granello Ter
25-06628	2571 SW Fairgreen Rd
25-07472	2780 SE Morningside Blvd
25-11838	3961 SW Port St. Lucie Blvd
25-06891	2297 SE Seamist St
25-15192	1631 SE Higdon Ct
25-09228	301 SW Virden Ct
25-12638	701 SW Amber Tr
24-17894	6455 NW Frenze St
25-12440	755 SE Albatross Ave
25-14096	949 SE Albatross Ave
25-00860	412 SE Majestic Ter

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25-17241	557 SW Duval Ave
25-08634	1491 SE Grapeland Ave
25-10875	1224 SE Ladner St
25-11963	2092 SE Parkwood Cir
25-12872	1699 SE Elkhart Ter
25-14467	1173 SE Stewart Rd
25-16333	902 SW Jaslo Ave
25-16390	2242 SE Carnation Rd
25-17265	2681 SE Calusa Ave
25-14871	1449 SW Edinburgh Dr
25-15744	149 SW Donna Ter
25-15934	163 SW South Danville Cir
25-15979	5150 NW Newark Ln
25-16063	4212 SW Muncie St
25-16216	2231 SE Rock Springs Dr

Ms. Knaggs 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:

25-05255	402 SW Sansom Ln
25-12208	1866 SW Davis St
25-07733	1633 SW Bellevue Ave
25-10733	274 SW Bedford Rd
25-12299	4202 SW Savona Blvd
25-07432	1585 SE Sinbad Ave
25-09958	652 SW Dwight Ave
25-08078	2537 SW Calender St
25-09249	2303 SW Kent Cir
25-05084	226 SW Parish Ter
25-06813	1018 SW Alcantarra Blvd
25-02640	1465 SW Bargello Ave
25-05035	4657 SW Bachelor St

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

19. Public to be Heard

There were no public comments to be heard.

20. Adjourn

There being no further business, the meeting was adjourned at 12:21 p.m.

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Shanna Donleavy, Deputy City Clerk

# City of Port St. Lucie

## Special Magistrate Hearing

### Meeting Minutes

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

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**Wednesday, January 21, 2026**

**9:00 AM**

**City Hall, Council Chambers**

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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 9:07 AM on January 21, 2026, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Keith Davis, Special Magistrate  
Juan Armendarez, Code Compliance Officer  
Greg Bender, Code Compliance Officer  
Anastatia Diaz, Code Compliance Officer  
Michael Dickerson, Code Compliance Officer  
Roque Gomez, Code Compliance Officer  
Tyler Herzog, Code Compliance Officer  
Melissa Huckstable, Code Compliance Officer  
Jeremy Kashatus, Code Compliance Officer  
Miguel Mendoza, Code Compliance Officer  
Sarah Peco, Code Compliance Officer  
Carlloyd Rose, Code Compliance Officer  
Wesley Armstrong, Code Compliance Manager  
Sara Brown, Neighborhood Services  
Rachel Knaggs, Neighborhood Services  
Evelyn Rojas, Finance  
Matthew Rouselle, Business Tax Compliance Officer  
Richard Shiller, Deputy City Attorney  
Shanna Donleavy, 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, indicated Case No. 25-08315, Case No. 25-17900, and Case No. 25-17296 were postponed and Case No. 25-16850, Case No. 25-16718, Case No. 25-09119, and Case No. 25-15684 were abated.

6. Approval of Agenda

Special Magistrate Davis approved the agenda with the abatements and postponements noted.

7. Introduction of Cases

8. Business Tax Case Presentations

**8.a** Hear Business Tax Case Presentations to Determine Violation  
of City Code and Set Compliance Deadline

[2026-094](#)

(Clerk's Note: These cases were heard after the Modification Requests.)

#27. ROUSSELLE / CASE NO. BT-25-00388 / 698 SW PORT SAINT  
LUCIE BLVD, UNIT 103

Business Tax Compliance Officer Matthew Rouselle stated he was previously sworn and indicated the Respondent is not present. He explained the business tax is delinquent, but the City holds the property to the standard of compliance. Business Tax Compliance Officer Rouselle requested compliance within 30 days.

Deputy City Attorney Richard Shiller explained the City ordinance has been updated and states if a business is operating without a valid Business Tax Receipt, the property owner is in violation as well. He noted the business owner, who is also in violation, showed up today and left, as the property owner is the Respondent in this case.

Business Tax Compliance Officer Rouselle read the following into the record:

This case involves a Respondent who is the owner of the property located in the City of Port St. Lucie at 698 SW Port St. Lucie Blvd, Unit 103. The Respondent is renting or providing space at this property to an individual or company that is operating a business without a valid business tax receipt in violation of Section 111.21 of the City Code. During my investigation I confirmed the business known as Bumps and Babies Massage Therapy, LLC, is operating at the subject location. I verified through the City's business tax office that the valid business tax receipt has not been issued to the operator of that business for this location. A search of the Property Appraiser records confirms that the Respondent is the owner of the property where the business is operating.

A Notice of Violation was issued to the Respondent on November 17, 2025, giving the Respondent until December 4, 2025, to correct the violation. Compliance was not achieved by the deadline. A Notice of Hearing for today's proceeding was issued on November 17, 2025, and proper service was completed in accordance with the City Code.

The recommendation of the requested order is that the City respectfully request the Special Magistrate to make the following findings of fact. 1) The business is being operated at 698 SW Port St. Lucie Blvd, Unit 103; 2) The business does not possess a valid City of Port St. Lucie business tax receipt; 3) The Respondent is the owner of the property where the business is being operated; and 4) The Respondent is renting or providing space to the business in violation of Section 111.21 of the City Code.

The City requests the Special Magistrate issue an order setting a deadline for the Respondent to come into compliance by February 11, 2026, ensuring that the operator of the business obtains a valid City business tax receipt or ceasing to allow the business in question to operate on Respondent's property unless and until a valid business tax receipt is obtained.

Special Magistrate Davis stated the Respondent is not present. He indicated he has the Affidavit of Posting and the City has proper notice. Based on the testimony and evidence, Special Magistrate Davis found that the violation exists. He ordered February 11, 2026, as the compliance date.

9. Solid Waste Certification of Fines

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

[2026-098](#)

(Clerk's Note: The Solid Waste cases were heard first and prior to the Business Tax cases.)

Sara Brown indicated they would call the Solid Waste cases first, as no one is present for Case No. 25-16164, Case No. 25-15082, and Case No. 25-15749.

Special Magistrate Davis confirmed no one was present for these cases. He requested that Ms. Brown put on record how these cases were noticed.

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 Office of Solid Waste 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 Office of Solid Waste.

Special Magistrate Davis stated this notification applied to all three cases and indicated he found proper notice even though the Respondents are not present. He stated he would sign the appropriate orders.

#### 10. Modification Requests

- 10.a** Hear Modification Requests Cases and Approve the Staff Recommendation

[2026-099](#)

(Clerk's Note: These Modification Requests were heard after the Solid Waste cases and prior to the Business Tax cases.)

#### MODIFICATION REQUESTS

##### #11. ROJAS-KNAGGS / CASE NO. 25-10913 / 450 SW EYERLY AVE

Rachel Knaggs, Neighborhood Services read the Case Presentation and Staff's recommendations into the record.

The Deputy City Clerk swore in Respondent Jeremy Rich via Zoom, who explained he changed the oil on the camper and left the oil pan under the camper when it started to rain. He stated the oil leaked out of a new oil pan into the ditch and swale. Respondent Rich offered to pay for the damages, because it was an accident.

Ms. Knaggs explained the Respondent Rich left town to go to work and left the oil out, which leaked into the stormwater drain. She stated Public Works remedied the issue, but it was a complete contamination of surrounding properties due to the negligence of the leaving the oil pan out. Ms. Knaggs indicated the photos show the contaminated swale and culvert pipe.

Wesley Armstrong noted the City received a complaint regarding this

issue, as the oil was unsupervised for 72 hours and there was heavy rainfall during this time. Respondent Rich apologized for making a mistake.

Special Magistrate Davis recalled the prior hearings with Respondent Rich. Special Magistrate Davis stated he understands this was not intentional, but it caused a significant impact to the immediate area. He indicated that Respondent Rich has given him no reason to mitigate his case and, based on the evidence and testimony, he is denying the request for a modification in any amount. Special Magistrate Davis did not believe the offer of \$9,500 was sufficient and stated that Respondent Rich should be grateful the City was able to remediate the issue. Special Magistrate Davis stated the case will remain at the full amount of \$24,919.50 and follow the normal procedure.

Wesley Armstrong indicated the lien has been placed on the property and stated Respondent Rich can speak to Lien Services. Ms. Rojas explained the lien can be paid via a monthly payment plan until paid in full.

Evelyn Rojas, 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 items 4 through 10 and 12 through 24 have been agreed upon prior to this hearing and require an order to be signed by the Magistrate. Special Magistrate Davis stated he will sign the appropriate orders for these modifications.

#### PARTIAL REQUESTS

#11. ROJAS / CASE NO. 24-31215-BL / 772 NW CARDINAL DR  
RELEASE FROM 1558 SE PITCHER ROAD

Ms. Rojas read the following into the record: In accordance with City Section 37.13 of the City Code, an application for a partial release of lien was received by Lien Services and the application fee was paid. According to the application, a Special Magistrate order imposing a fine was recorded and became a lien on the property that was found to be in violation. The lien was also attached to a non-violating property. The violator now wants to sell the non-violating property and is requesting a partial release to remove the lien from the non-violating property and allow the property to be sold free and clear of the lien. If the partial release is granted, the lien will remain in full force and effect on the violation property.

Special Magistrate Davis stated he will approve this modification and partial request as well as sign the appropriate orders.

At this time, Ms. Rojas noted a correction to the Agenda, as the correct address for Case No. 19-09960 is 2260 SW Tampico.

## 11. Code Violations

### 11.a Hear Code Violations Cases and Approve the Staff Recommendation

[2026-100](#)

(Clerk's Note: The Code Violations were heard after the Business Tax cases.)

#### #49. KASHATUS / CASE NO. 25-17693 / 4249 SW SAVONA BLVD

Code Compliance Officer Jeremy Kashatus stated he was previously sworn. He read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property and dismantled car on jack stands - taken at the time of the inspections. Code Compliance Officer Kashatus stated he was informed today that the jack stands were removed and the car is now on the ground. He indicated the Respondent was asked to move the car within one day, because of the life safety issue.

The Deputy City Clerk swore in Respondents Robert Scott and Barrington Scott, who explained the vehicle was purchased from the neighbor and requested one more month to get the vehicle repaired.

Wesley Armstrong, Code Compliance Manager, stated the quickest course of action would be to store the vehicle in the garage and indicated the vehicle requires a current tag. The Respondents stated they were going to the DMV after the hearing for the tag but are unable to get the vehicle in the garage.

Special Magistrate Davis stated the City has proper notice and the property remains in violation as cited. He set a compliance date of February 4, 2026, and stated he will not entertain any requests for additional time. Special Magistrate Davis indicated the City can re-notice the case, if it needs to be brought back for further attention. He cautioned the Respondents on doing mechanical work that might create another violation.

#### #66. GOMEZ / CASE NO. 25-04111 / 2441 SE PASCAL AVE

Code Compliance Officer Roque Gomez stated he was previously sworn.

He read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property and damaged driveway - taken at the time of the inspections. Code Compliance Officer Gomez requested a compliance date of April 4, 2026, as the Respondent's permit is good for one year. He stated he has been in communication with the Respondent.

The Deputy City Clerk swore in Respondent William Joseph Muth, who stated everything should be done in a couple of weeks.

Special Magistrate Davis stated the City has proper notice and the property remains in violation as cited. He set a compliance date of April 4, 2026, and indicated the City can re-notice the case, if it needs to be brought back.

#### #74. MENDOZA / CASE NO. 25-17497 / 644 SE RON RICO TERRACE

Code Compliance Officer Miguel Mendoza stated he was previously sworn. He read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property and inoperative vehicle in the driveway - taken at the time of the inspections. Code Compliance Officer Mendoza stated the Respondent informed him that the bee infestation has been removed.

The Deputy City Clerk swore in Respondent Ida Gordon, who indicated the bees have been removed. She stated she needed more time for the car, as it is in her husband's name and he recently passed.

Special Magistrate Davis stated the City has proper notice and the property remains in violation as cited. He stated the bee infestation appears to be resolved, but needs to be inspected. He set a compliance date of February 18, 2026. Special Magistrate Davis asked the Respondent to stay in touch with the City and request more time if need be. He stated if the bees come back and continue to be a health, safety, and welfare concern, the City is authorized to enter the property, abate the violation, and assist.

Wesley Armstrong, Code Compliance Manager, suggested keeping the seven-day deadline to verify the bees have been removed, as the call-in complaint was for the bees. He stated they can work with the Respondent on the inoperative vehicle after the fact. Special Magistrate Davis indicated the order will state January 28, 2026, and the Respondent will not be assessed fines on the inoperative vehicle.

## #31. DIAZ / CASE NO. 25-05723 / 11600 SW VILLAGE PKWY

Code Compliance Officer Anastatia Diaz stated she was previously sworn. She read the Case Presentation and Staff's recommendations into the record. She presented photos - of the subject property, area of monument sign, and Site Plan - taken at the time of the inspections. Code Compliance Officer Diaz explained the monument sign was hit by a car and has been removed, which is a violation of the Site Plan.

The Deputy City Clerk swore in Respondent John Harriet, who stated the fabrication vendor has submitted the permit application to the City today. He indicated they have every intention to replace the sign but have faced some challenges and requested an additional 90 days.

Wesley Armstrong, Code Compliance Manager, suggested providing the Respondent with more time, such as 120 or 150 days.

Special Magistrate Davis stated the City has proper notice and the property remains in violation as cited. He set a compliance date of June 17, 2026. Special Magistrate Davis asked the Respondent to stay in touch with the City and request an opportunity to come back if need be. He stated the City can bring the case back and re-notice the hearing as well.

## #90. HUCKSTABLE / CASE NO. 25-17942 / 3598 SW RONALD ST

Code Compliance Officer Melissa Huckstable stated she was previously sworn. She read the Case Presentation and Staff's recommendations into the record. She presented photos - of the subject property, overgrown vacant lot, and posting of property - taken at the time of the inspections. Code Compliance Officer Huckstable noted there has been no contact with the Respondent prior to today's hearing.

The Deputy City Clerk swore in Respondent Fenelon Prosper, who stated he has someone to do the job, but he was waiting for this hearing to get a picture of what needs to be done and requested more time. Code Compliance Officer Huckstable indicated this was a call-in complaint and the case has been open since November 2025.

Special Magistrate Davis stated the City has proper notice and the property remains in violation as cited. He stated based on the evidence, the violation constitutes a threat to the public health, safety, and welfare, and set a compliance date of February 6, 2026. Special Magistrate Davis authorized the City to enter the property, abate the violation, and assess the costs, if the compliance date is not met.

## #45. HERZOG / CASE NO. 25-15024 / 1208 SW JANETTE AVE

Code Compliance Officer Tyler Herzog stated he was previously sworn. He read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, missing fence/gate, shed exterior with mildew, and damaged driveway - taken at the time of the inspections. Code Compliance Officer Herzog stated the Respondent reached out to him last month and indicated she was waiting on payment from her insurance.

The Deputy City Clerk swore in Respondent Amisha Brockett, who stated she has an attorney for the damage done to her house by hurricane Milton and requested an extension of 30 or 90 days. She explained the lawsuit is pending, but it has not gone to litigation.

Wesley Armstrong, Code Compliance Manager, stated that Public Works verified there is no issue with the culvert pipe. He believed the Respondent would have to obtain a permit to repair the driveway, since the damage is in the City right-of-way. He recommended allowing three months to obtain the permit, if one is necessary.

Respondent Brockett explained the shed was covered with tree sap and not mildew. She stated she would be having those trees cut down and repainting the shed.

Special Magistrate Davis stated the City has proper notice and the property remains in violation as cited. He set a compliance date of April 22, 2026, and advised the Respondent to request more time if she anticipates not meeting the compliance date. He stated the City can re-notice the hearing, if the case needs to be brought back.

## #58. PECO / CASE NO. 25-15254 / 1690 SW TIVAN LN

Code Compliance Officer Sarah Peco stated she was previously sworn. She read the Case Presentation and Staff's recommendations into the record. She presented photos - of the subject property, tree in the swale causing obstruction, tree on the corner in the swale, unmaintained fence, and torn screens - taken at the time of the inspections. Code Compliance Officer Peco indicated the trees need to be removed and sod placed on top.

The Deputy City Clerk swore in Respondent Eric Steffen, who stated he was unaware the trees were an issue, as he thought it was the dirt in the swale. He indicated the boards were put on the fence and he will be

repairing the screen today. He stated they were getting estimates to get the trees removed and needed more time.

Special Magistrate Davis stated the City has proper notice and the property remains in violation as cited. He set a compliance date of February 18, 2026. He stated the City can re-notice the hearing, if the case needs to be brought back.

**#55. MENDOZA / CASE NO. 25-17676 / 1704 SE HAVERFORD ST**

Code Compliance Officer Miguel Mendoza stated he was previously sworn. He read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, open storage, commercial equipment, and posted notice - taken at the time of the inspections.

The Deputy City Clerk swore in Respondents Caprila Young and Jerome Young. Ms. Young agreed some things need to be removed and explained her family has been going through some health issues. She stated they will take care of the violations and requested an extension of two weeks.

Special Magistrate Davis stated the City has proper notice and the property remains in violation as cited. He set a compliance date of February 18, 2026. He stated the City can re-notice the hearing, if the case needs to be brought back.

At this time, the Respondents noted that they have three storage units and sometimes they leave the equipment on the property overnight if the storage facility is closed.

**#106. BENDER / CASE NO. 25-10038 / 2138 SW JANETTE AVE**

Code Compliance Officer Greg Bender stated he was previously sworn. He read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, missing fence, before and after the City cut the grass - taken at the time of the inspections. Code Compliance Officer Bender stated the Respondent needs to repair the fence.

The Deputy City Clerk swore in Respondent Craig Dawson, who stated he has had some health problems and lives on social security. He indicated he has the boards to replace the fence, but he needs to find the energy to do it as it cannot afford to hire someone. He stated he recently put his

house up for sale.

Wesley Armstrong, Code Compliance Manager, explained the modification process if the lien was certified today. Special Magistrate Davis stated he will continue this hearing, to give the Respondent an opportunity to sell his house without a lien.

Deputy City Attorney Shiller indicated that City Code, Section 37.05, states if the owner of a property is subject to a compliance proceeding and transfers ownership of such property, the owner would have to disclose in writing the existence of this proceeding and deliver to the buyer any notices the owner has received.

Mr. Armstrong noted this case may cloud the title or lien. He recommended the owner repair the fence.

Special Magistrate Davis continued the hearing to March 11, 2026, to give the Respondent time to fix the fence and sell the house.

#### #67. GOMEZ / CASE NO. 25-04114 / 2465 SE PASCAL AVE

Code Compliance Officer Roque Gomez stated he was previously sworn. He read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property and culvert area. He indicated the Respondent has a permit and has already broken ground.

The Deputy City Clerk swore in Respondent Azael Mijares, who acknowledged the violation will be in compliance prior to the permit expiring on April 29, 2026. He stated he has been in contact with the City.

Special Magistrate Davis stated the City has proper notice and the property remains in violation as cited. He set a compliance date of April 29, 2026.

#### #73. MENDOZA / CASE NO. 25-16918 / 511 SE EVERGREEN TER

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, and large tarp in the City swale - taken at the time of the inspections.

The Deputy City Clerk swore in Respondent Robert Kraczek, who explained he thought he was in compliance. He stated he registered the vehicle and it is about to be removed from the jacks and lowered to the

ground. Respondent Kraczek requested an extension of two weeks. He indicated the high grass and weeds have been taken care of.

Code Compliance Officer Mendoza stated he could return to the property, with the Respondent's permission, to ensure these items are in compliance and look at the open storage. He explained to the Respondent what needs to be removed.

Respondent Kraczek inquired about the boat and trailer in his driveway. Wesley Armstrong, Code Compliance Manager, indicated the City is currently working on an ordinance revision that would prohibit the Respondent from storing the boat without the trailer.

Special Magistrate Davis stated the City has proper notice and the property remains in violation as cited. He set a compliance date of February 28, 2026, and indicated he was not going to order an abatement.

**#44. HERZOG / CASE NO. 25-08706 / 126 SW TULIP BLVD**

Code Compliance Officer Tyler Herzog stated he was previously sworn. He read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, open storage, blocked culvert pipe, and damaged driveway - taken at the time of the inspections. Code Compliance Officer Herzog noted this case was brought forward in August 2025 and Special Magistrate Davis granted the Respondent 60 days. He explained Public Works could not confirm if the culvert had failed as it was blocked, which is why they are there today.

Wesley Armstrong, Code Compliance Manager, noted if the culvert is confirmed to be failed, the City has a culvert repair/grant program that the Respondent can apply for.

The Deputy City Clerk swore in Respondent Devin Mills, who agreed with the City's presentation. He stated he did not believe the culvert had failed, because it was cleaned out and they thought the dirt was coming from underneath. Respondent Mills explained that other culverts in the neighborhood fill up with dirt as well. He indicated he was going to take care of the violations himself, but he has had some personal issues.

Wesley Armstrong, Code Compliance Manager, explained what needs to be done to the culvert. He stated the damaged driveway may require a permit, if the culvert needs to be replaced.

Special Magistrate Davis stated the City has proper notice and the

property remains in violation as cited. He set a compliance date of February 18, 2026. Special Magistrate Davis informed the Respondent to stay in touch with the City and request more time if he anticipates not meeting the compliance date. He stated the City can re-notice the hearing, if the case needs to be brought back.

#106. BENDER / CASE NO. 25-09301 / 1473 SW SUDDER AVE

Code Compliance Officer Greg Bender stated he was previously sworn. He read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, before and after the City cut the grass - taken at the time of the inspections. Code Compliance Officer Bender indicated the Respondent needs to repair the fence.

The Deputy City Clerk swore in Respondent Patricia Newton, who acknowledged and agreed to the violation. She stated she would pay the fine today.

Special Magistrate Davis stated the City has proper notice and the property is in compliance, as the City abated the violation at the cost of \$225.00. He also awarded the City the administrative costs of \$411.00.

For the record, Sara Brown and Wesley Armstrong stated the fine still needs to be recorded with Lien Services and payment cannot be made until tomorrow.

## 12. Code Violations Special Requests

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

[2026-101](#)

#64. ARMENDAREZ / CASE NO. 25-17299 / 398 SW RYAN AVE

Code Compliance Officer Juan Armendarez stated he was previously sworn. He read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property and high grass and weeds - taken at the time of the inspections. Code Compliance Officer Armendarez stated this property already has a lien on it and has been before Special Magistrate Davis in the past. He indicated the Certification of Fine was in December 2025 and the property is currently in violation with high grass and weeds. He stated he has not been contacted by the property owner after reaching out to him.

Special Magistrate Davis stated the Respondent is not present and the City has proper notice. Based on the testimony and evidence, he found the property remains in violation as cited and constitutes a threat to the

public health, safety, and welfare. He granted all the relief requested by the City, including the authority to abate and assess the costs.

#65. BENDER / CASE NO. 25-18325 / 1117 SW JENNIFER AVE

Code Compliance Officer Greg Bender stated he was previously sworn. He read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, vehicle without current tag, posting of property, and high grass and weeds - taken at the time of the inspections. He noted that the home is vacant.

Special Magistrate Davis stated the Respondent is not present and the City has proper notice. Based on the testimony and evidence, he found the property remains in violation as cited and the high grass and weeds constitute a threat to the public health, safety, and welfare. He granted all the relief requested by the City, including the authority to enter the property to abate the high grass and weeds and assess the costs.

#68. GOMEZ / CASE NO. 25-15280 / 2297 SE FRIENDSHIP ST

Code Compliance Officer Roque Gomez stated he and Code Compliance Officer Holly O'Malley, who is in training, were previously sworn. He read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, unpermitted extended driveway, plastic culvert, open storage, and another unpermitted driveway - taken at the time of the inspections. He stated if the Respondent does not come into compliance, the City is requesting that Public Works remove the obstruction.

Special Magistrate Davis stated the Respondents are not present and the City has proper notice. Based on the testimony and evidence, he found the property remains in violation as cited and the impact to the drainage system constitutes a threat to the public health, safety, and welfare. He granted all the relief requested by the City, including the authority to enter the property to abate the obstruction violation and assess the costs.

#69. HERZOG / CASE NO. 25-14550 / 830 SW BELLEVUE AVE

Code Compliance Officer Tyler Herzog stated he was previously sworn. He read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, open storage, mildew on exterior of house, high grass and weeds, and posting of property - taken at the time of the inspections. Code Compliance Officer Herzog explained the City received a complaint from the Police

Department that multiple people were living inside the home. He indicated the property owner stated that he and two other unrelated folks were living there. Code Compliance Officer Herzog advised the property owner that he was violating the City Code and needed to evict these folks within 30 days, which he agreed to do. Code Compliance Officer Herzog stated the Police Department is still receiving complaints and the three individuals are still living there. He noted the homeowner has not reached out to him since.

Special Magistrate Davis stated the Respondent is not present at today's hearing and the City has proper notice. Based on the testimony and evidence, he found the property remains in violation as cited and the high grass and weeds constitute a threat to the public health, safety, and welfare. He granted all the relief requested by the City, including the authority to enter the property to abate the violation and assess the costs.

**#70. HERZOG / CASE NO. 25-17139 / 750 SW MONSOON ROAD**

Code Compliance Officer Tyler Herzog stated he was previously sworn. He read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, high grass and weeds, and posting of property - taken at the time of the inspections.

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

**#71. KASHATUS / CASE NO. 25-03707 / 4626 SW SCANAVINO ST**

Code Compliance Officer Jeremy Kashatus read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, accumulated storage, and unregistered jet ski - taken at the time of the inspections. Code Compliance Officer Kashatus stated the Respondent has health issues but does have someone to help him. He noted this case has been going on for one year and keeps getting worse.

Special Magistrate Davis stated the Respondents are not present at today's hearing and indicated the City has proper notice. Based on the testimony and evidence, he found the property remains in violation as cited. Special Magistrate Davis stated the violations regarding storage and accumulation of material, refuse, and waste as well as high grass and

weeds, constitute a threat to the public health, safety, and welfare. He granted all the relief requested by the City, including the authority to enter the property to abate the public health, safety, and welfare violations and assess the costs.

#72. MENDOZA / CASE NO. 25-14789 / 1714 SE CLEARMONT ST

Code Compliance Officer Miguel Mendoza read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, broken garage door, inoperative vehicle, high grass and weeds, and mildew on exterior structure - taken at the time of the inspections.

Special Magistrate Davis stated the Respondents are not present at today's hearing and indicated the City has proper notice. Based on the testimony and evidence, he found the property remains in violation as cited and the high grass and weeds constitute a threat to the public health, safety, and welfare. He granted all the relief requested by the City, including the authority to enter the property to abate the violation and assess the costs.

#75. PECO / CASE NO. 25-15369 / 1974 SW SCORPIO LN

Code Compliance Officer Sarah Peco read the Case Presentation and Staff's recommendations into the record. She presented photos - of the subject property, open storage, shutters on windows, utility trailer in front yard, inoperative vehicle, and unmaintained right-of-way and swale liner - taken at the time of the inspections. She noted the high grass and weeds are being addressed in a different case.

Special Magistrate Davis indicated the address numbers were shown on the house in the photos. Code Compliance Officer Peco stated she would remove that violation from this case.

Special Magistrate Davis stated the Respondent is not present at today's hearing and indicated the City has proper notice. Based on the testimony and evidence, he found the property remains in violation as cited, except for the address numbers. Special Magistrate Davis stated the violation of City Code 158.211 constitutes a threat to the public health, safety, and welfare. He granted all the relief requested by the City, including the authority to abate the health, safety, and welfare violation and assess the costs.

#76. PECO / CASE NO. 25-17079 / 197 SW TWIG AVE

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

Special Magistrate Davis stated the Respondent is not present at today's hearing and indicated the City has proper notice. He found the property remains in violation as cited and constitutes a threat to the public health, safety, and welfare. He granted all the relief requested by the City, including the authority to abate the violation and assess the costs.

#77. PECO / CASE NO. 25-16485 / 1309 SW BAYSHORE BLVD

Code Compliance Officer Sarah Peco read the Case Presentation and Staff's recommendations into the record. She presented photos - of the subject property, unregistered recreational vehicle, and high grass and weeds - taken at the time of the inspections.

Special Magistrate Davis stated the Respondents are not present at today's hearing and indicated the City has proper notice. Based on the evidence, he found the property remains in violation as cited and the high grass and weeds constitute a threat to the public health, safety, and welfare. He granted all the relief requested by the City, including the authority to enter the property to abate the violation and assess the costs.

#79. ROSE / CASE NO. 25-14290 / 513 NW FLORESTA DR

Code Compliance Officer Carlloyd Rose stated he was previously sworn. He read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, high grass and weeds, and posting of property - taken at the time of the inspections.

Special Magistrate Davis stated the Respondent is not present at today's hearing and indicated the City has proper notice. Based on the testimony and evidence, he found the property remains in violation as cited and the high grass and weeds constitute a threat to the public health, safety, and welfare. He granted all the relief requested by the City, including the authority to enter the property to abate the violation and assess the costs.

#80. ROSE / CASE NO. 25-14698 / 401 NW RIVERSIDE DR

Code Compliance Officer Carlloyd Rose stated he was previously sworn. He read the Case Presentation and Staff's recommendations into the

record. He presented photos - of the subject property, high grass and weeds, and posting of property - taken at the time of the inspections.

Special Magistrate Davis stated the Respondent is not present at today's hearing and indicated the City has proper notice. He found the property remains in violation as cited and constitutes a threat to the public health, safety, and welfare. He granted all the relief requested by the City, including the authority to enter the property to abate the violation and assess the costs.

13. Vacant Lot Violations

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

[2026-102](#)

There were no Vacant Lot Violations cases to be heard.

14. Certification of Fines

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

[2026-103](#)

#98. DICKERSON / CASE NO. 23-01218 / 1601 SE VILLAGE GREEN DR

Code Compliance Officer Michael Dickerson read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, open storage, site plan, missing landscaping, and parking lot without striping - taken at the time of the inspections. Code Compliance Officer Dickerson explained this case started in 2023 and he has been in correspondence with the property owner. He indicated the prior owner had a fence installed, but the City is still waiting on the landscaping, site plan, and open storage violations to be corrected.

The Deputy City Clerk swore in Respondents Brian Wynne and Chris Bow. Mr. Wynne explained the landscaping is scheduled for February 1, 2026. He requested that this case be rescheduled for the March hearing, as everything will be done at that time. He noted Mr. Bow has been retained to address the zoning issue related to the tires.

Special Magistrate Davis set a compliance date of February 11, 2026. He stated if the Respondents are not in compliance by this date, the fine will get certified.

15. Certification of Fines Special Requests

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

[2026-104](#)

## #104. BENDER / CASE NO. 25-04576 / 1991 SW DORADO LN

Code Compliance Officer Greg Bender stated he was previously sworn. He read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, inoperative vehicle, before and after City cut the grass, damaged fence, and open storage - taken at the time of the inspections. He stated the home is vacant.

Special Magistrate Davis stated the Respondent is not present and indicated the City has proper notice. He found the property remains in violation of unmaintained accessory structure, outside storage, and inoperative vehicles. Special Magistrate Davis stated the City abated the high grass and weeds violation at the cost of \$225.00. He certified the fine in the amount of \$75.00 per day as well as awarded the City's abatement cost of \$225.00 and the administrative costs of \$411.00.

## #107. BENDER / CASE NO. 25-12214 / 2120 SW PLANTATION TER

Code Compliance Officer Greg Bender read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, posting of property, and before and after the City cut the grass - taken at the time of the inspections.

Special Magistrate Davis stated the Respondent is not present at today's hearing and indicated the City has proper notice. He stated the property is now in compliance, as the City abated the violation. He awarded the City the abatement cost of \$225.00 and the administrative costs of \$411.00.

## #108. BENDER / CASE NO. 25-13299 / 401 NW LINCOLN AVE

Code Compliance Officer Greg Bender read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, before and after the City cut the grass, and posting of property - taken at the time of the inspections.

Special Magistrate Davis stated the Respondents are not present at today's hearing and indicated the City has proper notice. He stated the property is now in compliance, as the City abated the violation. He awarded the City the abatement cost of \$395.00 and the administrative costs of \$411.00.

## #109. BENDER / CASE NO. 25-14955 / 5810 NW FALL FLOWER CT

Code Compliance Officer Greg Bender read the Case Presentation and

Staff's recommendations into the record. He presented photos - of the subject property, after the City covered the pool, and posting of property - taken at the time of the inspections.

Special Magistrate Davis stated the Respondents are not present at today's hearing and indicated the City has proper notice. He stated the violation was abated by the City and awarded the City the abatement cost of \$2,048.00 and the administrative costs of \$411.00.

#110. 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, dead tree on property, and open storage - taken at the time of the inspections.

Special Magistrate Davis stated the Respondent is not present at today's hearing and indicated the City has proper notice. He stated the property remains in violation of City Code 158.211 and did not comply with the order finding violation. Special Magistrate Davis indicated the City abated the dead trees at a cost of \$1,200.00. He certified the fine for the accumulation of material, refuse, and waste in the amount of \$25.00 per day beginning October 8, 2025, up to a maximum of \$50,000. He also awarded the City the abatement cost of \$1,200.00 and the administrative costs of \$411.00.

#111. MENDOZA / CASE NO. 25-10577 / 929 SE BAYFRONT AVE

Code Compliance Officer Miguel Mendoza read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, before and after the City cut the grass, and posting of property - taken at the time of the inspections. Code Compliance Officer Mendoza stated he opened another case to come back again, as the property is vacant and the grass is growing again.

Special Magistrate Davis stated the Respondent is not present at today's hearing and indicated the City has proper notice. He stated the property is now compliance as it was abated by the City. He awarded the City the abatement cost of \$395.00 and the administrative costs of \$411.00.

#112. PECO / CASE NO. 25-13317 / 4180 SW WEBB ST

Code Compliance Officer Sarah Peco stated she was previously sworn. She read the Case Presentation and Staff's recommendations into the

record. She presented photos - of the subject property, posting of property, before and after the City cut the grass, and open storage - taken at the time of the inspections.

Special Magistrate Davis stated the Respondent is not present at today's hearing and indicated the City has proper notice. He stated the property remains in violation of City Code 158.211. He stated the City abated the violation of City Code 158.211 and 41.08B at the cost of \$225.00. Special Magistrate Davis certified the fine in the amount of \$25.00 per day, up to a maximum of \$50,000 for the period of noncompliance beginning October 22, 2025. He awarded the City the abatement cost of \$225.00 and the administrative costs of \$411.00.

At this time, Sara Brown, noted that Case No. 25-14181 has been abated.

16. Vacant Lot Certification of Fines

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

[2026-106](#)

There were no Vacant Lot Certification of Fines cases to be heard.

17. How Parties are Notified

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.

18. Introduction of Cases Without Parties Present

Sarah Brown, Neighborhood Services, 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.

Rachel Knaggs, Neighborhood Services, read the following into the record:

Regarding the following cases entered into public record, our Code Compliance Officers inspected the properties and found violations do exist. A reasonable date for compliance was subsequently given, but upon reinspection 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 until January 28, 2026, 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.

Ms. Brown read the cases without parties present into the record:

#BT-24-00085 - 606 SW Saragossa Ave  
#BT-24-00080 - 10807 SW Visconti Way  
#25-13559 - 961 SW Commonwealth Rd  
#25-14923 - 400 NW Enterprise Dr  
#25-15327 - 440 NW Peacock Blvd  
#25-15448 - 615 NW Enterprise Dr  
#25-16462 - 0 TBD / Parcel ID-3302-706-0002-000-7  
#25-03526 - 2100 SE Hillmoor Dr  
#25-08620 - 1702 SE South Niemeyer Circle  
#25-15876 - 1090 SE Port St Lucie Blvd  
#25-16181 - 1924 SW Gatlin Blvd  
#25-16265 - 1924 SW Gatlin Blvd  
#25-16988 - 10900 S US Highway 1  
#25-15281 - 2250 SE Friendship Street  
#25-16058 - 1701 SW Dove Ln  
#25-16273 - 657 SW Abode Ave  
#25-09987 - 1126 SE Clifton Ln  
#25-13449 - 1646 SE Nancy Ln  
#25-17595 - 1890 SW Efland Ave  
#25-15795 - 1300 SE Navajo Ln  
#25-15964 - 421 SE Thanksgiving Ave  
#25-17074 - 1196 SE Sabina Lane  
#25-15550 - 198 SW Fairway Ave  
#25-12787 - 702 NW Virginia St  
#25-11691 - 549 SW Nautical Ave  
#25-16917 - 2252 SE Flanders Rd  
#25-15931 - 4171 SW Jarmer Rd  
#25-16057 - 2241 SE Master Ave  
#25-16213 - 951 SW McElroy Ave  
#25-17182 - 2241 SW Elmwood Ave  
#25-17388 - 1325 SW Becker Rd  
#25-17467 - 3792 SW Kakopo St

#25-17706 - 4232 SW Xenon St  
#25-17842 - 208 NE St. James Dr  
#25-17946 - 638 NW Grenada St  
#25-18011 - 6751 NW Daffodil Ln  
#25-18013 - 2873 SW Giralda St  
#25-18228 - 1961 SW Erie St  
#25-18233 - 1513 SW Nervia Ave

Ms. Knaggs read the following into the 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 reinspection by a Code Compliance Officer, it was determined that the compliance has not been achieved for the violations of the respective listed code 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.

Ms. Brown read the following cases into the record:

#25-08285 - 6477 NW Groveland Ter  
#25-10465 - 119 SW Cashmere Blvd  
#25-10003 - 870 SE Proctor Ln  
#25-12537 - 1782 SE Elkhart Ter  
#25-10884 - 277 SE Crosspoint Dr  
#25-12205 - 1162 SW Airoso Blvd  
#25-13904 - 2056 SE Hideaway Cir  
#25-08070 - 2334 SE Rich St  
#25-08618 - 2071 SW Del Rio Blvd  
#25-08716 - 1402 SW Glastonberry Ave  
#25-10699 - 1882 SW Angelico Ln

Special Magistrate Davis stated he would sign the appropriate orders for these cases.

19. Public to be Heard

There were no comments from the public.

20. Adjourn

There being no further business, the hearing was adjourned at 12:30 PM.

Typed by:

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Shanna Donleavy, Deputy City Clerk

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Traci Mehl, Deputy City Clerk



Agenda Summary  
2026-321

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**Agenda Date:** 4/8/2026

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

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Placement: New Business

Action Requested: Motion / Vote

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

Submitted By: Evelyn C Rojas Business Tax and Lien Services.

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 attached

Attachments: To be provided after 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.*

## NOH Requests

#	OFFICER	Case No.	Respondent(s)	Respondent Address
	ROUSELLE	BT-24-00333	Norma E Andino	1449 SE APPAMATTOX TER
	ROUSELLE	BT-24-00223	Johannes H Terblanche	303 SE FISK RD
	ROUSELLE	BT-24-00259	Esteban Betancourt & Amada Seijas	1450 SW HERDER RD
	ROUSELLE	BT-24-00373	Michael Panariello: Deusa B Panariello	613 SW HILLSBORO CIR
	ROUSELLE	BT-24-00048	Mark A Williamson & Carrie L Williamson	3598 SW RIVERA ST
	ROUSELLE	BT-24-00380	Gregory Wayne Stephens	1774 SW MACKENZIE ST
	ROUSELLE	BT-24-00328	Richard M Alvarez	1050 SW MATARO AVE



Agenda Summary  
2026-322

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**Agenda Date:** 4/8/2026

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

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Placement: New Business

Action Requested: Motion / Vote

Hear Business Tax Certification of Fines Case Presentations to Determine Compliance with City Code and Imposition of a Fine

Submitted By: Evelyn C Rojas Business Tax and Lien Services

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

Presentation Information: City staff will present evidence and testimony regarding whether the property has achieved compliance with the Special Magistrate's prior order, after which the Special Magistrate will determine compliance status and, if applicable, impose a fine or costs.

Staff Recommendation: Move that the Council determine whether the Respondent has complied with City Code by the deadline previously set and, if not, issue an order imposing a fine

Background: The Special Magistrate issued an order finding the Respondent in violation of the City Code and set a deadline for compliance. 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 Respondent complied with the compliance deadline. At the conclusion of the hearing, the Special Magistrate issues an order imposing a fine.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: See attached

Attachments: Case Files 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.*

## COF Requests

#	OFFICER	Case No.	Respondent(s)	Respondent Address
	ROUSELLE	BT-25-00690	FKH SFR PROPCO A LP	957 SE CARAVAN AVE
	ROUSELLE	BT-25-00544	Pivotal Utility Holdings Inc & Florida City Gas	528 NW ENTERPRISE DR
	ROUSELLE	BT-25-00092	Michael Panariello & Deusa B Panariello	613 SW HILLSBORO CIR
	ROUSELLE	BT-24-00423	Beatrice V Mullings & Temple Sears	602 SE RON RICO TER
	ROUSELLE	BT-24-00085	Doroy Brown	606 SW SARAGOSSA AVE
	ROUSELLE	BT-24-00080	Terri Jo Brock (TR) & Timothy John Brock (TR)	10807 SW VISCONTI WAY



Agenda Summary  
2026-334

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**Agenda Date:** 4/8/2026

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

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Placement: New Business

Action Requested: Motion / Vote

Hear Solid Waste 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 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
	Emmert	25-18703	ACH Property LLC ACH Property LLC	1157 SW IRVING ST
	Emmert	26-00320	Wayne Cleghorne	157 SW SARATOGA AVE
	Matute	25-18803	Tiah S Lee Evans	2441 SE WEST BLACKWELL DR
	Matute	26-00221	Marc Morisseau	4192 SW WINSLOW ST
	Velardo	25-18787	Richard Hayward (TR)	742 SE VOLTAIR TER
	Velardo	25-18858	Shane Hammerich	709 SE CALMOSO DR



## Agenda Summary

2026-335

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**Agenda Date:** 4/8/2026

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

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Placement: New Business

Action Requested: Motion / Vote

Hear Modification Requests Cases and Approve the Staff Recommendation

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

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

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

Staff Recommendation: Move that the Council Approves the modified lien amount.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Approves the modified lien amount.
2. Move that the Council not certify or approve the presented case and provide staff direction.

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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

## Modification Requests

#	Specialist	Case No.	Respondent(s)	Respondent Address
	Rojas	21-07668	Wayne Louie and Cherylene Lee	2249 SE Friendship St
	Rojas	16-05521	John and Peter Rain	253 SE Floresta Dr
	Rojas	23-01591	John Rain (EST) and Peter Rain (Est)	253 SE Floresta Dr
	Rojas	23-11136	John Rain (EST) and Peter Rain (Est)	253 SE Floresta Dr
	Rojas	24-12906	John Rain (EST) and Peter Rain (Est)	253 SE Floresta Dr
	Rojas	24-19893	John Rain (EST) and Peter Rain (Est)	253 SE Floresta Dr
	Rojas	25-07201	John Rain (EST) and Peter Rain (Est)	253 SE Floresta Dr
	Rojas	25-04588	Diana Collins (Est)	2302 SE Leithgow ST
	Rojas	24-31496-BL	Harry Ananiatis and Felia Ananiatis	1631 SW Rutland St
	Rojas	24-31590- BL	Local Strip LLC	10842 SW Tradition PKWY
	Rojas	23-30603-BL	Port St Lucie Workship Center INC	6501 NW Workship Center LNDG

## Partial Release Request

#	OFFICER	Case No.	Respondent(s)	Respondent Address
	Rojas	15-18182 BL	Ivest LP	519 NW Enterprise Dr
	Rojas	15-18650 BL	Ivest LP	513 NW Enterprise Dr



Agenda Summary  
2026-336

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**Agenda Date:** 4/8/2026

**Agenda Item No.:** 12.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
	Diaz	24-13180	Plop-Jon Inc	1833 SW Biltmore ST
	Diaz	25-15922	SPIRIT MASTER FUNDING X LLC c/o CES Property Division	655 NW Enterprise DR
	Dickerson	26-00469	Chad M Fischman & Cory M Fischman	2732 SW Casella ST
	Herzog	25-07349	Ilise DeSanti	243 SW Statler Ave
	Herzog	25-16034	Elvira Raff (TR) (EST)	250 SW Langfield Ave
	Herzog	25-16338	Gloria Keshner (TR) & Andrew Keshner (BTH)	2457 SW Mercer ST
	Herzog	25-17846	William M Taylor II & Barbara P Taylor	626 SW Sandbar TER
	Herzog	25-18311	Nichole D Clarke & Audrey V Davis	137 SW Tulip BLVD
	Herzog	26-00281	Maureen A Webb	2532 SW Warwick ST
	Herzog	26-00290	Nicole Katherine Basil	274 SW Airview AVE
	Herzog	26-00294	Lakisha Turner & Rodney D Williams	244 SW Langfield AVE
	Herzog	26-00983	Steve L Gholston	2726 SW Ann Arbor RD
	Herzog	26-00987	Daniel J Kern & Ashley M Kern	3055 SW Ann Arbor RD
	Herzog	26-01244	La Autentica LLC	189 SW Dalton CIR
	Herzog	26-01859	Ralph William Bellamy Jr	2319 SE Stonecrop ST
	Laird	26-04586	2011 Commerce Lakes LLC	2011 NW COMMERCE LAKES DR
	Williams	25-14506	Bre Throne East Port Plaza LLC c/o Ryan LLC	9000 S US Highway 1
	Williams	26-00577	Marcos Rodrigues DeSouza	1257 SW Biltmore ST
	Williams	26-02145	Real Sub LLC	3225 SW Port ST Lucie BLVD



Agenda Summary  
2026-337

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**Agenda Date:** 4/8/2026

**Agenda Item No.:** 13.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.
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
	Peco	26-04019	Robert A Karbacka	1331 SE LADNER ST
	Peco	26-04046	John J Dellavedova	102 SW MAJESTIC TER



Agenda Summary  
2026-338

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**Agenda Date:** 4/8/2026

**Agenda Item No.:** 14.a

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Placement: New Business

Action Requested: Motion / Vote

**Hear Vacant Lot 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.*

## Vacant Lot Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Huckstable	26-00603	Hyomyeong B Rhiew & Dongsun J Rhiew	1098 SW Provincetown LN
	Huckstable	26-00886	Ana Ruth R Godoy	217 SW Christmas TER
	Huckstable	26-02197	Jennifer Marie Gudas (TR) & Brent W Larkin (TR)	4634 SW Ulster ST
	Huckstable	26-02470	Paula L French (EST)	518 SW Dahled AVE
	Huckstable	26-02588	Sami Hashim Ali & Doha Hashim Ali	2961 SW Rosser BLVD
	Huckstable	26-03291	Mohamad K Baksh	241 SW North Quick CIR



Agenda Summary  
2026-339

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**Agenda Date:** 4/8/2026

**Agenda Item No.:** 15.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.

*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
	Diaz	24-06960	YNOT Building PSL LLC	1313 SW South Macedo BLVD
	Diaz	25-15448	Alliance Group Contracting Corporation	615 NW Enterprise DR
	Dickerson	24-05018	Performance Napa LLC	8896 S US Highway 1
	Dickerson	25-16265	St Lucie Enterprises LLC	1924 SW Gatlin BLVD
	Herzog	25-08706	Lonnie L Mills & Lois M Mills	126 SW Tulip Blvd
	Herzog	25-14550	Fred Gill III	830 SW Bellevue Ave
	Herzog	25-17139	The Wims Family Land Trust Agreement	750 SW Monsoon RD



Agenda Summary  
2026-340

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**Agenda Date:** 4/8/2026

**Agenda Item No.:** 16.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:

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
	Diaz	25-15327	BTG Properties LLC	440 NW Peacock BLVD



Agenda Summary  
2026-341

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**Agenda Date:** 4/8/2026

**Agenda Item No.:** 17.a

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Placement: New Business

Action Requested: Motion / Vote

Hear Vacant Lot 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.*

## Vacant Lot Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Dickerson	25-12497	Hsiu E Lin (EST)	1486 SW Bartell AVE
	Huckstable	25-07692	Ivy L Bennett	5249 NW Gamma ST
	Huckstable	25-11647	Jose Luis Sanchez Rodriguez & Cristina P Mejia Gonzalez	1681 SE Aires LN

Next Magistrate Hearing – April 15, 2026 SM Davis

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