

City of Port St. Lucie

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



Meeting Agenda

Wednesday, April 2, 2025

9:00 AM

City Hall, Council Chambers

Special Magistrate Hearing

1. **Meeting Called to Order**
 2. **Pledge of Allegiance**
 3. **Swearing in Code Specialist and/or Building Investigators**
 4. **Approval of Minutes**
 5. **Late Abatements and/or Postponements**
 6. **Approval of Agenda**
 7. **Introduction of Cases**
 8. **Code Violations**
 - 8.a Hear Code Violations Cases and Approve the Staff Recommendation [2025-305](#)
 9. **Code Violations Special Requests**
 - 9.a Hear Code Violations Special Requests Cases and Approve the Staff Recommendation [2025-306](#)
 10. **Certification of Fines**
 - 10.a Hear Certification of Fines Cases and Approve the Staff Recommendation [2025-307](#)
 11. **Certification of Fines Special Requests**
 - 11.a Hear Certification of Fines Special Requests Cases and Approve the Staff Recommendation [2025-308](#)
 12. **How Parties are Notified**
 13. **Introduction of Cases Without Parties Present**
 14. **Public to be Heard**
 15. **Adjourn**
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NOTICE: Anyone who requires a translator, auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a City of Port St. Lucie program, service, or activity, should contact the office of Natalie Cabrera, Human Resources Department, City of Port St. Lucie, City Hall Bldg. A, 121 S.W. Port St. Lucie Boulevard, Port St. Lucie, Florida 34984-5099, as soon as possible but no later than 48 hours before the scheduled event.

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



Agenda Summary
2025-305

Agenda Date: 4/2/2025

Agenda Item No.: 8.a

Placement: New Business

Action Requested: Motion / Vote

Hear Code Violations Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Project Coordinator, NSD.

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

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

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

Alternate Recommendations:

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

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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

Code Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Cerami	23-15921	LIONS DEN HOLDINGS LLC	3597 SW San Miguel St
	Cerami	24-18934	Edward P Darling	1575 SW Silver Ln
	Cerami	24-18936	1557 SW Mercedes Ave LLC	1557 SW Mercedes Ave
	Cerami	25-01284	Christopher Pession	3126 SW DIMATTIA St
	Cerami	25-01340	Denose Noel & Betty Noel	3269 SW Hickenlooper St
	Kashatus	24-19831	Oberde Jn Baptiste & Edna Ceno	4581 SW Floral St
	Kashatus	25-00948	Diana Pierre-Guerrier (TR) & Simson Guerrier (TR)	392 SW Kane Ave
	Mendoza	24-03915	Andrea L Carr	2654 SW Monterrey Ln
	Mendoza	24-08875	JV FL PROPERTIES LLC	1873 SW Agnes St
	Mendoza	24-16561	Abdelhameed I Abdelhameed & Angela C Adbelhameed	1901 SW Beauregard St
	Mendoza	24-17575	Daniel D Rivera & Hector Rivera	2526 SW Dawn St
	Mendoza	24-19509	Monita P Vincent & Frantz Sy Vincent	826 SW Del Rio Blvd
	Mendoza	24-19775	Sophia Hernandez (TR)	1931 SW Capeador St
	Mendoza	25-00438	Duronel B Loute	2002 SW Kimberly Ave
	Mendoza	25-00505	Ralph A Pisano & Andrea L Pisano	2661 SW Fairgreen Rd
	Mendoza	25-00700	Paul Marcinkoski	2224 SW Plymouth St
	Mendoza	25-00704	Thone Nguyen	2266 SW Plymouth St
	Mendoza	25-00716	Vanessa M Gutierrez	984 SW Longfellow Rd
	Mendoza	25-00717	Frankie Auguste & Edlyne S Fort	950 SW Longfellow Rd
	Mendoza	25-00720	Gabriel Alexander Lambert & Christine Elisabeth Lambert	942 SW Commonwealth Rd
	Mendoza	25-01111	Stephen Swanson (EST) & Judith Swanson (EST)	1866 SW Davis St
	Mendoza	25-01267	RBMC INVESTMENT LLC	873 SW Andrew Rd

	Mendoza	25-01607	Daniel N Francis & Jonelle S Francis	702 SW Nichols Ter
	Mendoza	25-01695	Damaso Gonzalez & Susana D Perez	1748 SW Congo St
	Polanco	24-00992	Angel Eli Nieves Rivera	4967 NW Foxworth Ave
	Polanco	24-13334	Francis Matijevich	5773 NW Cotton Dr
	Polanco	25-01119	Trenson Boujolly	5370 NW West Paden Cir
	Polanco	25-01320	Namnama J Carpo Matias	4825 NW North Macedo Blvd
	Wise	24-14006	Patrick Donesca & Natasha Brown	1067 SW Paar Dr
	Wise	24-14993	Patricia Ray & Gary A Ray	836 SW McComb Ave
	Wise	24-17081	Elda Elveus & Aleus Elveus	3774 SW Manak St
	Wise	24-17422	Onel J Barthelemy & Shellida Barthelemy	3821 SW Kober Rd
	Wise	24-17701	Lancey Daley	4150 SW Alice St
	Wise	24-19051	Richard Smith V & Rachel A Dickhart	1865 SW Lofgren Ave
	Wise	24-19052	Mary M Waugh & Bradley C Waugh	1866 SW Lofgren Ave
	Wise	24-19055	Oun Sharry & Stephen Joseph Sharry	1882 SW Effland Ave
	Wise	24-19058	Anoowattie Heeralall & Joshua O John	1818 SW Effland Ave
	Wise	24-19332	Lisa Padova	1302 SW Mancuso Ave
	Wise	24-19557	2018-1 IH Borrower LP c/o Ryan LLC	1890 SW Effland Ave
	Wise	24-19677	Donovan Francis & Opal Francis	1031 SW Paar Dr
	Wise	24-19854	Maxo Jacques & Mertha Briseus	1528 SW Chari Ave
	Wise	24-19922	Rosa Amadiz	1532 SW Neponset Rd
	Wise	25-00019	Virginia C Freeman	1033 SW Janar Ave
	Wise	25-00225	Lareston N Morgan	1566 SW Dycus Ave
	Wise	25-00296	Theodore Stradling III	3917 SW Helmlinger St
	Wise	25-00404	Rookmin Maharajh (LF EST)	1889 SW Lofgren Ave

	Wise	25-00471	IH6 Property Florida LP c/o Ryan LLC	3802 SW Daisy St
	Wise	25-00475	Kimber Kelley	630 SW McComb Ave
	Wise	25-00484	Roosevelt Silin	926 SW McCracken Ave
	Wise	25-00492	Gregory K Doctor	1018 SW Janar Ave
	Wise	25-00510	Maureen J Gutter	301 SW McComb Ave
	Wise	25-00584	Sergio Filipone & Veronica P Filipone	974 SW Jaslo Ave
	Wise	25-00636	Parbatie Jagmohan	1549 SW Bermel Ave
	Wise	25-00745	Rolando Jaimes Reyes & Isela Jaimes Reyes	1349 SW Ingrassina Ave
	Wise	25-00765	Alyda R Higgins	1849 SW Lofgren Ave
	Wise	25-00773	Iran Martinez Hernandez & Dayamit Duran Naveira	858 SW Jaslo Ave
	Wise	25-01084	Stephen Craig Mathers	1010 SW Janar Ave
	Wise	25-01430	John J Lozano	966 SW Alcantarra Blvd
	Wise	25-02078	Andy Louis	661 SW Sardinia AVE

Code Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
1	Cerami	24-18934	Edward P Darling	1575 SW Silver Ln
2	Cerami	25-01340	Denose Noel & Betty Noel	3269 SW Hickenlooper St
3	Mendoza	24-08875	JV FL PROPERTIES LLC	1873 SW Agnes St
4	Mendoza	25-01111	Stephen Swanson (EST) & Judith Swanson (EST)	1866 SW Davis St
5	Polanco	24-00992	Angel Eli Nieves Rivera	4967 NW Foxworth Ave
6	Wise	24-14006	Patrick Donesca & Natasha Brown	1067 SW Paar Dr *Attending Via Zoom*
7	Wise	24-14993	Patricia Ray & Gary A Ray	836 SW McComb Ave
8	Wise	24-17422	Onel J Barthelemy & Shellda Barthelemy	3821 SW Kober Rd
9	Wise	24-17701	Lancey Daley	4150 SW Alice St
10	Wise	24-19055	Oun Sharry & Stephen Joseph Sharry	1882 SW Effland Ave
11	Wise	24-19058	Anoowattie Heeralall & Joshua O John	1818 SW Effland Ave
12	Wise	24-19854	Maxo Jacques & Mertha Briseus	1528 SW Chari Ave
13	Wise	25-00019	Virginia C Freeman	1033 SW Janar Ave
14	Wise	25-00471	IH6 Property Florida LP c/o Ryan LLC	3802 SW Daisy St
15	Wise	25-00475	Kimber Kelley	630 SW McComb Ave
16	Wise	25-00584	Sergio Filipone & Veronica P Filipone	974 SW Jaslo Ave
17	Wise	25-00765	Alyda R Higgins	1849 SW Lofgren Ave
18	Wise	25-00773	Iran Martinez Hernandez & Dayamit Duran Naveira	858 SW Jaslo Ave

19	Wise	25-02078	Andy Louis	661 SW Sardinia AVE
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Agenda Summary
2025-306

Agenda Date: 4/2/2025

Agenda Item No.: 9.a

Placement: New Business

Action Requested: Motion / Vote

Hear Code Violations Special Requests Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Project Coordinator, NSD.

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

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

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

Alternate Recommendations:

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

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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Code Violations Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Mendoza	24-18193	Lincoln J Fry & Beryl R Fry (EST)	974 SW General Patton Ter
	Mendoza	25-00257	Erik Planet	2611 SW Cameo Blvd
	Mendoza	25-00542	Micah Spicer	1994 SW Guernsey St

Code Violations Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
20	Mendoza	24-16561	Abdelhameed I Abdelhameed & Angela C Adbelhameed	1901 SW Beauregard St
21	Mendoza	24-17575	Daniel D Rivera & Hector Rivera	2526 SW Dawn St
22	Mendoza	25-00257	Erik Planet	2611 SW Cameo Blvd



Agenda Summary
2025-307

Agenda Date: 4/2/2025

Agenda Item No.: 10.a

Placement: New Business

Action Requested: Motion / Vote

Hear Certification of Fines Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Project Coordinator, NSD.

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

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

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

Alternate Recommendations:

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

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Cerami	24-15715	Elizabeth M Johns	4486 SW Cacao ST
	Kashatus	24-13210	Aileen D Palmer	674 SE Starfish Ave
	Kashatus	24-17740	Philip J Nadeau	452 SE Galleon Ln
	Kashatus	24-17831	David C Estus & Judy L Estus	1402 SE Navajo Ln
	Mendoza	24-07544	Jerald Lockhart & Sarah Lockhart	268 SW Crescent Ave
	Mendoza	24-17858	Shelanda Green	1873 SW Cycle St

Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
23	Cerami	24-15715	Elizabeth M Johns	4486 SW Cacao ST
24	Kashatus	24-13210	Aileen D Palmer	674 SE Starfish Ave
25	Kashatus	24-17740	Philip J Nadeau	452 SE Galleon Ln
26	Kashatus	24-17831	David C Estus & Judy L Estus	1402 SE Navajo Ln
27	Mendoza	24-07544	Jerald Lockhart & Sarah Lockhart	268 SW Crescent Ave
28	Mendoza	24-17858	Shelanda Green	1873 SW Cycle St



Agenda Summary
2025-308

Agenda Date: 4/2/2025

Agenda Item No.: 11.a

Placement: New Business

Action Requested: Motion / Vote

Hear Certification of Fines Special Requests Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Project Coordinator, NSD.

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

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

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

Alternate Recommendations:

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

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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

Certification of Fines Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address

Next Magistrate Hearing – April 9, 2025 SM Davis

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