

City of Port St. Lucie

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



Meeting Agenda

Wednesday, April 16, 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 [2025-354](#)
9. Code Violations Special Requests
 - 9.a Hear Code Violations Special Requests Cases and Approve the Staff Recommendation [2025-355](#)
10. Certification of Fines
 - 10.a Hear Certification of Fines Cases and Approve the Staff Recommendation [2025-356](#)
11. Certification of Fines Special Requests
 - 11.a Hear Certification of Fines Special Requests Cases and Approve the Staff Recommendation [2025-357](#)
12. How Parties are Notified
13. Introduction of Cases Without Parties Present
14. Public to be Heard
15. 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

2025-354

Agenda Date: 4/16/2025

Agenda Item No.: 8.a

Placement: New Business

Action Requested: Motion / Vote

Hear Code Violations Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Project Coordinator, NSD.

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

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

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

Alternate Recommendations:

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

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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

Code Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	23-13976	Teo Richards & Tricia M Caron	423 SE Sunnydale Ln
	Bender	24-19305	Christopher R Young	674 NW Cardinal Dr
	Bender	24-19561	Michael S Nicolo	525 SE Calmoso Dr
	Bender	24-19578	Jacques Gervais	715 NE Galilean St
	Bender	24-19599	Robert Jordan Maniglia	298 NE Floresta Dr
	Bender	24-19638	Von Forest Davis Jr & Susan Marie Kingsley-Davis	619 SE Preston Ln
	Bender	24-19893	John Rain (EST) & Peter Rain (EST)	253 NW Floresta Dr
	Bender	25-00068	Vanessa A Elan & Elins Elan	759 NW Cardinal Dr
	Bender	25-00293	Steven Hudgins	374 SW Lucero Dr
	Bender	25-00351	Dwayne K Perrin & Sabrina Parkes	133 NE Surfside Ave
	Bender	25-00364	Carolyn A Chambers (TR)	555 NW Marion Ave
	Bender	25-00470	Mohammad Athar Munir	286 NW Bayshore Blvd
	Bender	25-00604	Albert Russo	107 NW Friar ST
	Bender	25-00621	Melanie Rogers, Nathan Rogers & Michael Rogers	148 NE Sagamore Ter
	Bender	25-00652	Shannon A Slover & Ernest Slover	797 SW Dorchester St
	Bender	25-00674	Avrum Weinfeld (TR)	313 NW Dorchester St
	Bender	25-00687	Ricardo Aurelio Melendez Guerrero	401 NW Lincoln Ave
	Bender	25-00802	Saul A Benitez & Erika Y Benitez	701 NW Virginia ST
	Bender	25-00888	John T Gleason & Thomas F Gleason (EST)	301 NE Floresta Dr
	Bender	25-00986	Bruce V Chambers	749 NW Cardinal Dr
	Bender	25-01270	Dream Property Robinson LLC	225 SE Verada AVE
	Bender	25-01732	FCI Group inc	319 NE Camelot Dr

	Bender	25-01733	Sean Patrick Bannon, Gina Marie Bannon & Kimberly Norvell	325 NE Camelot Dr
	Bender	25-02261	Zapeta 117 SE Investment LLC	117 SE Lakehurst Dr
	Bender	25-02859	Anilien Lamarre	700 NW Kingston St
	Bender	25-02866	Patricia Ocallaghan	782 NW Selvitz Rd
	Capp	24-16169	SFR 2012-1 Florida LLC	272 SW Molloy St
	Capp	24-19024	Darrell N Labossiere	2260 SW Culpepper Ave
	Capp	24-19299	Gordon L Clow Jr	2281 SW Halissee ST
	Capp	25-00703	Andrew G Rosas	1649 SW Taurus Ln
	Capp	25-00820	Alfredo Osa	273 SE Whitmore Dr
	Capp	25-00832	Scott R Hess & Brandie Stangl-Hess	182 SE Walters Ter
	Capp	25-00860	Niria Gerardi	412 SE Majestic Ter
	Capp	25-01427	Eddy Theodore & Esther T Jn Baptiste	1742 SW Airoso Blvd
	Capp	25-01440	Gladys Lemorin	193 SE Fallon Dr
	Capp	25-01548	Juan Jose Mendoza & Daniel Mendoza	433 SW Whitmore Dr
	Capp	25-01729	Hamlet Rodriguez & Carmen Borges	2098 SW Brisbane St
	Dickerson	24-14114	St Lucie Enterprises LLC	1924 SW Gatlin Blvd
	Gomez	24-17042	Adam Prescott Kinloch	2170 SE Glenrock Ter
	Gomez	24-19280	Steven M Allen	1931 SE West Dunbrooke Cir
	Gomez	24-19281	Kimberly Amerson	1958 SE West Dunbrooke Cir
	Gomez	24-19528	Thomas W Hicks III (EST) & Vanessa A Ragsdale-Davis	1901 SE Tiffany Ave
	Gomez	25-00242	Linda Ratliff	1926 SE West Dunbrooke Cir
	Gomez	25-00249	Keith Scott	1150 SE Parrish CT
	Gomez	25-00463	Karan Pickrell & Charles T Pickrell	2342 SE Mariola Ave
	Gomez	25-01666	Kenneth A Young	2249 SE Longhorn Ave
	Gomez	25-01781	Dante & Cruz Enterprises LLC	2878 SE Melaleuca Blvd
	Gomez	25-01787	BAF ASSETS 5 LLC	2252 SE Berkshire Blvd
	Gomez	25-01803	Hermite Fidelus	1489 SE Berkshire Blvd

	Gomez	25-02909	Eliseo Martinez	2091 SE Berkshire Blvd
	Gomez	25-03171	Gean Ribeiro & Jocelyn LeeAnn Ribeiro	2411 SE Avalon Rd
	Kashatus	23-17379	Carole Vasta (LF EST)	1882 SE Aires Ln *Attending via Zoom*
	McNutt	25-00442	Willie B Davis	1781 SW Catalonia St
	Peco	24-09101	Jean M Raczynski (EST)	1557 SE Sinbad Ave
	Peco	24-16588	Chad Steven Pierce	2157 SE Holland ST
	Peco	24-19001	Denard Smith II	1286 SE Rickenbacker Ter
	Peco	24-19213	Francis Joseph Voccia	2032 SE Westmoreland Blvd
	Peco	24-19370	Frances Hotz III	1815 SE Adair Rd
	Peco	24-19722	Lorena Fister & Natividad Fister	2824 SE Morningside Blvd
	Peco	24-19723	Noah Jacob Maher	2642 SE Gowin Dr
	Peco	24-19732	Robin A Franklin & Gina L Franklin	2409 SE Gowin Dr
	Peco	25-00190	Eugene R Iacona & Donna J Iacona	1382 SE La Rose Ct
	Peco	25-00501	Anthony B Robinson	2098 SE Parkwood Cir
	Peco	25-00951	Andrew T Bieger	1872 SE Enfield Ave
	Peco	25-01252	Olemedo C Rodriguez	2262 SE Carnation Rd
	Peco	25-01358	Michael C Kostek II (TR)	2933 SE Pruitt Rd
	Peco	25-01361	David R Livermore & Marie Livermore	2049 SE Oxmoor Ter
	Peco	25-01373	Don Ersilio Properties LLC	2250 SE Shelter Dr
	Peco	25-01375	Roberline Devalon & Jesumene Desvallons	1173 SE Stewart Rd
	Peco	25-01392	Steven C Wagas & Agnes Wagas	2141 SE New York St
	Peco	25-01395	Gladys Andre	2273 SE Seafury Ln
	Peco	25-01396	Lorraine Sullivan & Gerald Desmarais	2266 SE Seafury Ln
	Peco	25-02338	Garrett Anderson	1722 SE Burgundy Ln
	Peco	25-02858	Dawnn Holden	1486 SE Oakmont Ln

	Pierre	24-15058	AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC	486 SE Nome Dr
	Pierre	24-16507	Cheryl M Hughey & Terry B Hughey	741 SE Starflower Ave
	Pierre	24-19073	Lauren Farina & Emilio Graveran	2899 SE Eagle Dr
	Pierre	24-19074	Deutsche Bank National Trust Company (TR)	3204 SE Quay St
	Pierre	24-19078	Ofelia Lashay Sotolono & Kevin Bautista	289 SW Elderberry Dr
	Pierre	24-19491	Jo Chalson	4180 SW Webb St
	Pierre	24-19786	Luis Perez	632 SE Clifton Ln
	Pierre	24-19799	Tenzin Tendar	4374 SW Appleseed Rd
	Pierre	24-19802	James Bradley & Joyce Bradley	4352 SW Taluga St
	Pierre	25-00476	Yanique Roye, Cecil Roye & Veronica Rhoden-Roye	3541 SE Hyde Cir
	Pierre	25-00583	Gerald Bentley Sr, Gary Bernard Mason & Brian Bernard Mason	3231 SE Pinto St
	Pierre	25-01112	Willio Laguerre	3445 SE Hart Cir
	Pierre	25-01577	Dean E Brown & Belva Barned	761 SE Browning Ave
	Pierre	25-01588	Miguel Vargas	478 SE Walters Ter
	Pierre	25-01714	Marilyn Logan (EST)	734 SE Whitmore Dr
	Polanco	24-17709	Altino De Campos Neto & Alcimeire Campos	5858 NW Leghorn Ave

Code Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
1	Bender	23-13976	Teo Richards & Tricia M Caron	423 SE Sunnysdale Ln
2	Bender	24-19578	Jacques Gervais	715 NE Galilean St
3	Bender	24-19638	Von Forest Davis Jr & Susan Marie Kingsley-Davis	619 SE Preston Ln
4	Bender	24-19893	John Rain (EST) & Peter Rain (EST)	253 NW Floresta Dr
5	Bender	25-00068	Vanessa A Elan & Elins Elan	759 NW Cardinal Dr
6	Bender	25-00293	Steven Hudgins	374 SW Lucero Dr
7	Bender	25-00364	Carolyn A Chambers (TR)	555 NW Marion Ave
8	Bender	25-00652	Shannon A Slover & Ernest Slover	797 SW Dorchester St
9	Bender	25-00674	Avrum Weinfeld (TR)	313 NW Dorchester St
10	Bender	25-00687	Ricardo Aurelio Melendez Guerrero	401 NW Lincoln Ave
11	Bender	25-00888	John T Gleason & Thomas F Gleason (EST)	301 NE Floresta Dr
12	Bender	25-00986	Bruce V Chambers	749 NW Cardinal Dr
13	Bender	25-01732	FCI Group inc	319 NE Camelot Dr
14	Bender	25-01733	Sean Patrick Bannon, Gina Marie Bannon & Kimberly Norvell	325 NE Camelot Dr
15	Bender	25-02866	Patricia Ocallaghan	782 NW Selvitz Rd
16	Capp	24-19024	Darrell N Labossiere	2260 SW Culpepper Ave
17	Capp	25-00820	Alfredo Osa	273 SE Whitmore Dr
18	Capp	25-01440	Gladys Lemorin	193 SE Fallon Dr
19	Dickerson	24-14114	St Lucie Enterprises LLC	1924 SW Gatlin Blvd
20	Gomez	24-19280	Steven M Allen	1931 SE West Dunbrooke Cir
21	Gomez	24-19281	Kimberly Amerson	1958 SE West Dunbrooke Cir
22	Gomez	25-00242	Linda Ratliff	1926 SE West Dunbrooke Cir
23	Gomez	25-00249	Keith Scott	1150 SE Parrish CT
24	Gomez	25-01787	BAF ASSETS 5 LLC	2252 SE Berkshire Blvd

25	Gomez	25-02909	Eliseo Martinez	2091 SE Berkshire Blvd
23	Kashatus	23-17379	Carole Vasta (LF EST)	1882 SE Aires Ln *Attending via Zoom*
27	Peco	24-19001	Denard Smith II	1286 SE Rickenbacker Ter
28	Peco	24-19723	Noah Jacob Maher	2642 SE Gowin Dr
29	Peco	24-19732	Robin A Franklin & Gina L Franklin	2409 SE Gowin Dr
30	Peco	25-01361	David R Livermore & Marie Livermore	2049 SE Oxmoor Ter
31	Peco	25-01375	Roberline Devalon & Jesumene Desvallons	1173 SE Stewart Rd
32	Peco	25-01396	Lorraine Sullivan & Gerald Desmarais	2266 SE Seafury Ln
33	Peco	25-02338	Garrett Anderson	1722 SE Burgundy Ln
34	Pierre	24-15058	AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC	486 SE Nome Dr
35	Pierre	24-19073	Lauren Farina & Emilio Graveran	2899 SE Eagle Dr
36	Pierre	24-19074	Deutsche Bank National Trust Company (TR)	3204 SE Quay St
37	Pierre	24-19078	Ofelia Lashay Sotolono & Kevin Bautista	289 SW Elderberry Dr
38	Pierre	25-00476	Yanique Roye, Cecil Roye & Veronica Rhoden-Roye	3541 SE Hyde Cir
39	Pierre	25-01112	Willio Laguerre	3445 SE Hart Cir
40	Polanco	24-17709	Altino De Campos Neto & Alcimeire Campos	5858 NW Leghorn Ave



Agenda Summary

2025-355

Agenda Date: 4/16/2025

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.

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
	Bender	25-01751	Amber Vinz	590 NW Sherbrooke Ave
	Gomez	25-03847	Michael G Pizzarelli (LF EST) & Michel V Pizzarelli (LF EST)	2038 SE West Dunbrooke Cir
	Peco	25-00884	Gary Louis & Anne St Amour Xavier : Catherine Jean	1101 SE Menores Ave
	Pierre	25-00380	Joan T Bischoff Hanna	755 SE Albatross Ave

Code Violations Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
41	Bender	25-00621	Melanie Rogers, Nathan Rogers & Michael Rogers	148 NE Sagamore Ter
42	Bender	25-02859	Anilien Lamarre	700 NW Kingston St
43	Gomez	24-17042	Adam Prescott Kinloch	2170 SE Glenrock Ter
44	Gomez	25-00463	Karan Pickrell & Charles T Pickrell	2342 SE Mariola Ave
45	Peco	25-00884	Gary Louis & Anne St Amour Xavier : Catherine Jean	1101 SE Menores Ave
46	Peco	25-00951	Andrew T Bieger	1872 SE Enfield Ave
47	Pierre	25-00583	Gerald Bentley Sr, Gary Bernard Mason & Brian Bernard Mason	3231 SE Pinto St



Agenda Summary

2025-356

Agenda Date: 4/16/2025

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
	Bender	24-16896	Sayco Equity Fund K LLC	682 NW Cardinal Dr
	Bender	24-18397	Anthony Di Maria (EST)	310 SE Calmoso Dr
	Capp	24-14125	Patrick Elliott	2656 SW Fairgreen Rd
	Pierre	23-04164	Ann Marie Cooper-Ellis	396 SW Ridgecrest Dr
	Pierre	24-06750	Ernesto Epfianio Abregu, Yovanni A Santos de Abregu & Raul L Abregu	2149 SE Aneci St
	Pierre	24-17014	Jordan M Oteri	221 SW Aldoro Pl
	Pierre	24-17204	Catherine A Reid (EST)	188 SW Milburn Cir
	Pierre	24-18692	A Daoud Abu-Rish (LF EST)	2887 SE Eagle Dr

Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
48	Capp	24-14125	Patrick Elliott	2656 SW Fairgreen Rd
49	Pierre	24-17204	Catherine A Reid (EST)	188 SW Milburn Cir



Agenda Summary

2025-357

Agenda Date: 4/16/2025

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.

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Certification of Fines Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	24-18838	Nedeeia G Monteago	502 NW Goldcoast Ave
	Gomez	24-18492	Aileen Ogilvie (TR)	1237 SW Patricia Ave

Next Magistrate Hearing – April 23, 2025 SM Pelletier

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

Certification of Fines Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
50	Bender	24-16896	Sayco Equity Fund K LLC	682 NW Cardinal Dr
51	Bender	24-18397	Anthony Di Maria (EST)	310 SE Calmoso Dr
52	Bender	24-18838	Nedeeia G Monteago	502 NW Goldcoast Ave
53	Gomez	24-18492	Aileen Ogilvie (TR)	1237 SW Patricia Ave
54	Pierre	24-18692	A Daoud Abu-Rish (LF EST)	2887 SE Eagle Dr