

City of Port St. Lucie

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



Meeting Agenda

Wednesday, October 8, 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**
 - 4.a Hear Approval of Minutes for 7/9/2025 and 8/13/2025 Cases and Approve the Staff Recommendation [2025-922](#)
5. **Late Abatements and/or Postponements**
6. **Approval of Agenda**
7. **Introduction of Cases**
8. **Solid Waste Certification of Fines**
 - 8.a Hear Solid Waste Certification of Fines Cases and Approve the Staff Recommendation [2025-923](#)
9. **Code Violations**
 - 9.a Hear Code Violations Cases and Approve the Staff Recommendation [2025-924](#)
10. **Code Violations Special Requests**
 - 10.a Hear Code Violations Special Requests Cases and Approve the Staff Recommendation [2025-925](#)
11. **Vacant Lot Violations**
 - 11.a Hear Vacant Lot Violations Cases and Approve the Staff Recommendation [2025-926](#)
12. **Certification of Fines**
 - 12.a Hear Certification of Fines Cases and Approve the Staff Recommendation [2025-927](#)
13. **Certification of Fines Special Requests**

- 13.a** Hear Certification of Fines Special Requests Cases and Approve the Staff Recommendation [2025-928](#)

14. Vacant Lot Certification of Fines

- 14.a** Hear Vacant Lot Certification of Fines Cases and Approve the Staff Recommendation [2025-930](#)

15. Modification Requests

- 15.a** Hear Modification Requests Cases and Approve the Staff Recommendation [2025-963](#)

16. Vacate Requests

- 16.a** Hear Vacate Requests Cases and Approve the Staff Recommendation [2025-964](#)

17. How Parties are Notified

18. Introduction of Cases Without Parties Present

19. Public to be Heard

20. 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

2025-922

Agenda Date: 10/8/2025

Agenda Item No.: 4.a

Placement: Approval of Minutes

Action Requested: Motion / Vote

Hear Approval of Minutes for 7/9/2025 and 8/13/2025 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 Approve previous Magistrate hearing minutes.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Approve previous Magistrate hearing minutes.
2. Move that the Council not certify or approve the presented case and provide staff direction.

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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

City of Port St. Lucie

Special Magistrate Hearing

Meeting Minutes

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

Wednesday, July 9, 2025

9:00 AM

City Hall, Council Chambers

Addition of Item 14A

1. Meeting Called to Order

A SPECIAL MAGISTRATE HEARING of the City of Port St. Lucie was called to order by Special Magistrate Keith Davis Esq. on July, 2025, at 9:02 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Keith Davis Esq., Special Magistrate

Sara Brown, Project Coordinator

Wesley Armstrong, Code Compliance Supervisor

Catherine Laird, Acting Code Compliance Supervisor

Steve Owens, Code Compliance Supervisor

Anastasia Diaz, Code Compliance Officer

Melissa Huckstable, Code Compliance Officer

Miguel Mendoza, Code Compliance Officer

Michael Dickerson, Code Compliance Officer

Tyler Herzog, Code Compliance Officer

Matthew Williams, Code Compliance Officer

Richard Shiller, Deputy City Attorney

Traci Mehl, Deputy City Clerk

2. Pledge of Allegiance

The Special Magistrate led the assembly in the Pledge of Allegiance.

3. Swearing in Code Specialist and/or Building Investigators

The Deputy City Clerk administered the Oath of Testimony to the Code Compliance Officers.

4. Approval of Minutes

- 4.a** Hear Approval of Minutes for 5/21/2025 Cases and Approve
the Staff Recommendation

[2025-627](#)

The Special Magistrate approved the May 21, 2025, meeting minutes as submitted.

5. Late Abatements and/or Postponements

Project Coordinator Brown indicated that the following cases were postponed; 25-05230, 24-06960

Project Coordinator Brown indicated that the following cases were abated; 24-09808, 24-16140, 25-05733, 25-07410, 25-01220.

6. Approval of Agenda

The Special Magistrate approved the agenda, as published.

7. Introduction of Cases

8. Code Violations

8.a Hear Code Violations Cases and Approve the Staff Recommendation

[2025-628](#)

2. DICKERSON / CASE NO. 24-17801 / 1500 SE VILLAGE GREEN DR

Code Compliance Officer Dickinson read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. Code Compliance Supervisor Wesley Armstrong provided a background and stated that the Respondents were in talks with the City to turn the area into an access point, but the talks have ceased, so it would have to be turned back into the required parking. Acting Supervisor Catherine Laird then informed that she spoke to the property owner the previous morning.

The Deputy City Clerk swore in Todd Mowry, RedTail, who represented the Respondent. He informed that the Site Plan was outdated and that they met with City Staff to get into compliance. He also informed that the City was going to buy the property located next to this one, and they broke the concrete, but the owner did not want to ask them to fix it, so he would repair it himself. He requested a 60-day extension. The Special Magistrate inquired if anyone in the City had a response to the testimony that the City damaged the concrete and if anyone disputed this, to which Supervisor Armstrong replied that the department was not notified of anything. He also noted that the parking issue had always been there but was not addressed at the time that the City was looking to acquire the property. The Special Magistrate stated that City Codes 158.211 and 158.221(h)(2) had been abated, and the only violation he would find would be for the Site Plan, 158.237(c)(8).

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by September 10, 2025.

7. HERZOG / CASE NO. 25-07349 / 243 SW STATLER AVE

Code Compliance Officer Herzog read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. He noted that this case had the same issues since 2016 and the case was brought up again because the old one maxed out on the lien.

The Deputy City Clerk swore in Stephanie DeSanti, who represented the Respondent. She stated that someone was coming to put siding on the house and rebuild the front next week, and that they currently did not have the money to fix the garage door.

The Special Magistrate continued the case to August 20, 2025.

10. HUCKSTABLE / CASE NO. 23-04038 / 473 SE EVERGREEN TER

Code Compliance Officer Huckstable read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. She noted that this property was being operated as a recovery residence and they needed to submit a Reasonable Accommodation Application in order to continue operations.

The Deputy City Clerk swore in Respondent Taylor Hooper, who stated that the Notice of Hearing was sent to an old address, and that they have obtained counsel. She requested a postponement, to which Supervisor Armstrong replied that they had no objection as long as the Reasonable Accommodation Application would be submitted.

The Special Magistrate continued the case until August 20, 2025.

Supervisor Armstrong advised that case no. 11 – 24-06422 and case no. 12 – 24-08980 were separate case numbers, but a part of the same recovery residence. The Special Magistrate requested for the cases to be read into the record.

11. HUCKSTABLE / CASE NO. 24-06422 / 2243 SE SEAFURY LN

(Clerk's Note: This case was part of cases 23-04038 and 24-08980.)

Code Compliance Officer Huckstable read the case presentation and Staff's recommendations into the record and presented photos that were

taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in a representative for the Respondent, requested an extension. Attorney Shiller requested that they have their counsel contact the City Attorney's attorney for correspondence.

The Special Magistrate continued the case until August 20, 2025.

12. HUCKSTABLE / CASE NO. 24-08980 / 399 SE OAKRIDGE DR

(Clerk's Note: This case was part of cases 23-04038 and 24-06422.)

Code Compliance Officer Huckstable read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. The Deputy City Clerk swore in a representative for the Respondent, of whom requested a continuance.

The Special Magistrate continued the case until August 20, 2025.

9. Code Violations Special Requests

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

[2025-629](#)

14. CAPP / CASE NO. 25-10913 / 450 SW EYERLY AVE

(Clerk's Note: Code Compliance Supervisor Steve Owens and Code Compliance Officer Mendoza presented the case on behalf of Code Compliance Officer Capp.)

Code Compliance Supervisor Owens read the case presentation and Staff's recommendations into the record, and Code Compliance Officer Mendoza presented photos that were taken at the time of the inspections showing the subject property and violations. The Special Magistrate expressed concerns and inquiries regarding the amount of oil. The Deputy City Clerk swore in Robert Carlson, Public Works Drainage Supervisor, of whom stated that the quantity of soil removed was around 20 yards, but he could not advise of the quantity of the oil that was leaked. He confirmed that it was oil, and that the oil ran down from the container and into the swale. Supervisor Owens noted that their environmentalist had also confirmed that the substance was oil.

The Deputy City Clerk swore in Respondent Jeremy Rich, who stated that he didn't realize it was leaking. Code Compliance Supervisor Wesley

Armstrong stated that the oil had been there for 48 hours, give-or-take. Mr. Rich then stated that he did the oil change, but he had to go to work.

The Special Magistrate granted all relief requested by the City.

10. Vacant Lot Violations

10.a Hear Vacant Lot Violations Cases and Approve the Staff
Recommendation

[2025-630](#)

23. HUCKSTABLE / CASE NO. 25-09353 / 1682 SW ANDALUSIA RD

(Clerk's Note: The Respondents appeared via Zoom.)

Code Compliance Officer Huckstable read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Respondent Stephen Russell, who informed that they hired a contractor of whom gave a completion date of July 21st to clear both lots.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by July 24, 2025. He authorized the City to enter the property and abate that violation to clear lot 25 if not in compliance.

11. Certifications of Fines

11.a Hear Certification of Fines Cases and Approve the Staff
Recommendation

[2025-631](#)

25. DIAZ / CASE NO. 24-19376 / 3225 SW PORT ST. LUCIE BLVD

Code Compliance Officer Diaz read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. She stated that there were several non-functioning lights in the plaza.

The Deputy City Clerk swore in Attorney Bob Raynes, Gunster Law Firm, who represented the Respondent. Mr. Raynes stated that they were working towards compliance, but there were problems that were a factor including issues with the vendor and coming up with a long-term fix for the problem. He requested a 2-month extension, to which the City did not have an objection.

The Special Magistrate granted a 60-day extension and reset the compliance date to September 10, 2025. Code Compliance Supervisor Wesley Armstrong noted that compliance would be for that date, but rather the certification hearing since the compliance date had already passed, to which the Special Magistrate responded in the affirmative.

12. Certifications of Fines Special Requests

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

[2025-632](#)

29. HERZOG / CASE NO. 25-00989 / 307 SW BELMONT CIR

(Clerk's Note: The Respondent was not present.)

Code Compliance Officer Herzog read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.

Based on the testimony and evidence presented, the Special Magistrate found that the Respondent had failed to comply with the deadline set forth in the Violation Hearing. He certified the fine in the amount of \$100/day, in addition to the repair costs of \$225 and administrative costs of \$411. The Special Magistrate authorized the City, per Section 162.08(5) of the Florida Statutes and granted all relief to the City.

66. WILLIAMS / CASE NO. 23-10099 / 1681 SW CLOVER ST

(Clerk's Note: The Respondent was not present.)

Code Compliance Officer Owens read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.

Based on the testimony and evidence presented, the Special Magistrate found that the Respondent had failed to comply with the deadline set forth in the Violation Hearing. He certified the fine in the amount of \$75/day, in addition to the repair costs of \$200 and administrative costs of \$411. The Special Magistrate authorized the City, per Section 162.08(5) of the Florida Statutes and granted all relief to the City.

13. Vacant Lot Certification of Fines

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

[2025-633](#)

There was nothing heard under this item.

14. Solid Waste Certification of Fines

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

[2025-665](#)

There was nothing heard under this item.

15. How Parties are Notified

The Project Coordinator read the following into the record: A Notice of Hearing or Notice of the Certification of Fine was sent to the violator by Certified Mail Return Receipt Requested to the address listed in the Tax Collector's Office for tax notices or to the address listed in the County Property Appraiser's Database. If the green card was returned, it was placed in the file and was either signed, unsigned or unclaimed. Ten days before the hearing, an agenda was posted on the bulletin board in the lobby of Port St. Lucie City Hall. Also, a Notice of Hearing was posted on the property in question, along with an Affidavit of Posting, which included a copy of the notice posted and the date and places of its posting. If the certification card was not returned to the Neighborhood Services Department, then within ten days before the Hearing, posting was completed in the same manner as if the card was returned unclaimed as stated above. The photos shown at the hearing were kept and maintained as public records of the City of Port St. Lucie's Neighborhood Services Department. The Project Coordinator requested that the Clerk enter the cases into the record and asked the Special Magistrate if he had any questions about any cases with no parties present, to which he responded in the negative.

16. Introduction of Cases Without Parties Present

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

25-05624 3102 SW Watson Ct
25-05993 470 SE Fairchild Ave
22-08294 248 SE Eyerly Ave
22-09083 2121 SE Stonecrop St
24-18735 2463 SE Richmond St
25-08070 2334 SE Rich St
25-08071 1820 SE Van Kleff Ave
25-08618 2071 SW Del Rio Blvd
25-08639 2789 SE Bleum Way
25-08694 562 NW Selvitz Rd
25-08716 1402 SWE Glastonberry Ave
22-08027 207 SW Port St. Lucie Blvd
24-14114 1924 SW Gatlin Blvd

17. Public to be Heard

There were no public comments to be heard.

18. Adjourn

There being no further business, the meeting was adjourned at 10:22 a.m.

Traci Mehl, Deputy City Clerk

Typed By: Jasmin De Freese, Deputy City Clerk

City of Port St. Lucie

Special Magistrate Hearing

Meeting Minutes - Draft

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

Wednesday, August 13, 2025

9:00 AM

City Hall, Council Chambers

1. Meeting Called to Order

A SPECIAL MAGISTRATE HEARING of the City of Port St. Lucie was called to order by Special Magistrate Keith Davis on August 13, 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
Alyssa Lunin, Senior 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 6/18/2025 Cases and Approve
the Staff Recommendation

[2025-746](#)

The Special Magistrate approved the minutes.

5. Late Abatements and/or Postponements

Ms. Brown informed the Special Magistrate that Case #35, 24-17479 was a postponement.

6. Approval of Agenda

The Special Magistrate approved the agenda.

7. Introduction of Cases

8. Solid Waste Certification of Fines

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

[2025-747](#)

Ms. Brown read the following Solid Waste violations into the record, as well as how the Respondents were notified:

25-07201 253 NW Floresta Dr
25-08045 1944 SW Breezeway St

The Special Magistrate stated that proper notice was achieved & he would sign the orders.

9. Code Violations

9.a Hear Code Violations Cases and Approve the Staff
Recommendation

[2025-748](#)

Dickerson 25-07309 2130 SE Hayworth Ave

(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. Wesley Armstrong, Code Compliance Manager, informed the Special Magistrate that under the old process, the fine maxed out therefore a new case was generated and this case will remain open until compliance is achieved. Mr. Dickerson informed the Special Magistrate that no changes have been made.

The Deputy City Clerk swore in Chester & Zarmina Archer who appeared via Zoom. They stated that they had hired an engineer and were breaking one of the structures down. They added that they were looking to amend the Site Plan.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation. He accepted the City's recommendation to set August 20, 2025, as the compliance date.

Dickerson 24-10806 1801 SE Hillmoor Dr

(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 informed the Special Magistrate that the Respondent had been working on the site therefore he removed the violation under Section 158.232.

Gary Simmons, attorney, informed the Special Magistrate that the client had agreed to pay \$60,000/year towards the work that is needed for

compliance, under a five-phase plan to be completed in 2027.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation except for Section 158.232. He set a compliance date for August 13, 2026.

Williams 25-04436 756 SE Port St. Lucie Blvd

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Williams, 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 Adrienne Bucchi who stated that she had no problem planting Crepe Myrtle trees opposed to Oak trees. Mr. Wesley stated that the process to change the trees on the site may be a long, costly process but it would be up to the Planning & Zoning Department.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation. He set a compliance date for October 15, 2025.

Herzog 25-04980 1343 SW Bellevue Ave

(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.

The Deputy City Clerk swore in Reyne Brezinski who stated that she was having issues receiving aid from FEMA. (Clerk's Note: She provided paperwork to staff and the Special Magistrate.) Mr. Armstrong stated that the roof may not be covered under the FEMA act and staff would discuss potential, upcoming funding through the City.

The Special Magistrate continued the case for six months.

Cerami 25-03555 1826 SW Capehart Ave

(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 Kelly Forbes who stated that she was having an insurance issue and her attorney would be filing suit against them.

The Special Magistrate continued the case to November 12, 2025.

Dickerson 25-05986 2355 SE Seafury Ln

(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.

The Deputy City Clerk swore in Jeffrey Miller who stated that his property was highly maintained and felt that the original trees had destroyed his parking lot. He wanted to work with the City on planting a different species. He stated that hedging blocked his property, which was in a retail/commercial corridor, was not a productive method.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation. He set a compliance date for October 15, 2025.

Herzog 25-09580 442 SW Tulip Blvd

(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.

The Deputy City Clerk swore in Reynaldo & Vilma Lima who stated that they had financial issues and could not insure the truck or pay for registration. City staff stated that the truck could be placed in the garage.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation. He accepted the City's recommendation & set a compliance date for August 20, 2025.

Herzog 25-08706 126 SW Tulip Blvd

(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 explained that there were liens on the property going back to 2024.

The Deputy City Clerk swore in Devin Mills who stated that he tried to dig the culvert, but it refilled quickly. Mr. Mills & Mr. Armstrong discussed the driveway cracks as well as the culvert.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation. He set a compliance date for October 15, 2025.

Diaz 24-17067 938 SW Bayshore Blvd

(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 in Rosie Baret who stated that the association held meetings regarding the property's landscaping, irrigation, etc., which the tenants had to pay into. She added that her window had been changed three times. She questioned why her window was in violation since the properties next to her had dark mirror tint on the window; she felt that she was targeted.

The Special Magistrate replied that he had numerous cases on agendas every week therefore he could not believe a specific property was targeted. Catherine Laird, Code Compliance Officer II, informed the Special Magistrate that the violation was complaint based & added that signage was mentioned in the ordinance, tint was not included.

Mr. Armstrong informed the Special Magistrate that three other parcels within the plaza had the same signage violations.

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

10. Code Violations Special Requests

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

[2025-749](#)

Wise 25-09330 1654 SE Fallon Dr

(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 Carol Velazquez who stated that she lived out of state and had financial issues but was trying to work on the property. She showed pictures proving that the grass had been cut.

The Special Magistrate found proper notice, found that the property remained in violation. He set a compliance date for August 27, 2025.

Cerami 25-03554 1833 SW Capehart Ave

(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. He informed the Special Magistrate that the Respondent had pulled a permit and bought supplies, therefore he requested that the compliance date be the day after the expiration date of the permit.

The Special Magistrate found proper notice, found that the property remained in violation. He set a compliance date for November 18, 2025.

Herzog 25-09103 374 SW Homeland Rd

(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.

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

Wise 25-12626 311 SW Feldman 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.

11. Vacant Lot Violations

11.a Hear Vacant Lot Violations Cases and Approve the Staff

[2025-750](#)

Recommendation

There were no presentations under this item.

12. Certification of Fines

12.a Hear Certification of Fines Cases and Approve the Staff[2025-751](#)

Recommendation

Diaz 24-10304 1622 SW Biltmore St & 24-10305 1646 SW
Biltmore St

(Clerk's Note: A PowerPoint was shown at this time. The above two cases were presented together as they were under the same owner.) Code Officer Diaz, previously sworn, read the case presentations, staff's recommendations, and the previous Special Magistrate's rulings 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 in Victor Rodriguez who stated that they were currently working on the site but needed more time. He informed the Special Magistrate that he would have the tenant's cars towed if they were not removed.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation. He continued both cases to November 12, 2025.

13. Certification of Fines Special Requests

13.a Hear Certification of Fines Special Requests Cases and
Approve the Staff Recommendation[2025-752](#)

Herzog 25-04978 1681 SW Clover St

(Clerk's Note: A PowerPoint was shown at this time.) Code Specialist Herzog, 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 not in compliance. He granted all the relief requested by the City, certifying the fine, assessing the abatement costs to date and awarding the administrative costs.

Wise 25-10913 450 SW Eyerly Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Specialist 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 not in compliance. He granted all the relief requested by the City, certifying the fine, assessing the abatement costs to date and awarding the administrative costs.

14. 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.

15. Introduction of Cases Without Parties Present

The cases without parties were read into the record by Ms. Brown:

24-13204	4311 SW Darwin Blvd
24-18673	10135 S US Highway 1
24-19874	1900 SW Aledo Ln
25-07472	2780 SE Morningside Blvd
24-19115	2008 SW Hampshire Ln
25-03969	425 SW Tulip Blvd
25-03973	238 SW Cherry Hill Rd
25-08395	1786 SW Cycle St
25-09116	2457 SW Hinchman St
24-18069	742 SE Academy Ln
25-09115	2890 SW Port St. Lucie Blvd

25-12581	172 SW Crescent Ave
25-09352	2352 SE Melaleuca Blvd
25-09988	1311 SW Doric Ct
25-10699	1882 SW Angelico St
25-10799	4134 SW Baltic St
24-102024	1652 SW McAllister Ln

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

16. Public to be Heard

There were no public comments to be heard.

17. Adjourn

There being no further business, the meeting was adjourned at 11:34 a.m.

Shanna Donleavy, Deputy City Clerk



Agenda Summary

2025-923

Agenda Date: 10/8/2025

Agenda Item No.: 8.a

Placement: New Business

Action Requested: Motion / Vote

Hear Solid Waste 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 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



Agenda Summary

2025-924

Agenda Date: 10/8/2025

Agenda Item No.: 9.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
	Diaz	24-13180	Plop-Jon Inc	1833 SW Biltmore ST
	Dickerson	24-05018	PERFORMANCE NAPA, LLC	8896 S US Highway 1
	Dickerson	25-11847	Jeanine W Willoughby	2049 SW Hayworth AVE
	Herzog	24-19309	Ian Kitchin & Alexandra Chusovskaya	2014 SW Hampshire LN
	Herzog	25-07349	Ilise DeSanti	243 SW Statler AVE
	Herzog	25-07733	William Harnell	1633 SW Bellevue AVE
	Herzog	25-08411	Marilyn Zamparelli	2073 SW Mcallister LN
	Herzog	25-09228	Daniel G LeNeve & Luz J LeNeve	301 SW Virden CT
	Herzog	25-09569	Charles W Brown	373 SW Kentwood RD
	Herzog	25-09576	BETH T PRINZ R/A 222 SW BRIDGEPORT DR,LLC	222 SW Bridgeport DR
	Herzog	25-09585	Marcel M Ceide & Marie Edine Jean Ceide	2826 SW Ann Arbor RD
	Herzog	25-12037	Julia Peart	3080 SW Ann Arbor RD
	Herzog	25-12350	Raz Harari	393 SW Tulip BLVD
	Herzog	25-12359	Dynamic Transitional Services Inc	612 SE Port St Lucie BLVD
	Herzog	25-12541	Nilia L Chandia	637 SW Homeland RD
	Herzog	25-12544	Jack Howell Jr	2366 SW Bayshore BLVD
	Herzog	25-12560	FKH SFR PROPCO A LP c/o FirstKey Homes LLC	797 SW Hillsboro CIR
	Herzog	25-12596	Heather Brianna Solimando	2432 SE Blackhorse ST
	Herzog	25-12638	Louis Di Donato (EST)	701 SW Amber TER
	Herzog	25-12865	Brenise Rivert	2510 SW Cooper LN

	Herzog	25-12925	Melissa Jitendra Michel	850 SW Durham TER
	Williams	25-07449	Phyls Academy Preschools Inc	10011 S US Highway 1
	Williams	25-09802	Belvedere Shopps LLC	439 SE Port St Lucie BLVD
	Williams	25-09819	Advance Auto Parts c/o Expense Accounts Payable	2802 SW Port St Lucie BLVD
	Williams	25-10401	Har-Bar-PSL LLC c/o Bennett Law	230 SW Port St Lucie BLVD



Agenda Summary

2025-925

Agenda Date: 10/8/2025

Agenda Item No.: 10.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	25-14955	Nicole A Duchene & Erik I Duchene	5810 NW FALL FLOWER CT
	Gomez	25-12486	John J LaPeter & Susan D LaPeter	1399 SE Appamattox Ter
	Herzog	25-11585	Julia Marie Andrews	956 SW Connecticut TER
	Herzog	25-12139	Louis Dassardo	2002 SW Castinet LN
	Herzog	25-12336	Georgy Maxi & Sonia Alexis	1782 SW Cameo BLVD
	Herzog	25-12342	Jose Manuel Hernandez Gonzalez & Rosa Quintana Cervantes	655 SW Sail TER
	Herzog	25-12351	FKH SFR C1 LP c/o FirstKey Homes LLC	3066 SW Boxwood CIR
	Herzog	25-12521	Brian DiMatteo	307 SW Belmont CIR
	Herzog	25-12981	BAF ASSETS LLC	2449 SE Aneci ST



Agenda Summary

2025-926

Agenda Date: 10/8/2025

Agenda Item No.: 11.a

Placement: New Business

Action Requested: Motion / Vote

Hear Vacant Lot 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.

Vacant Lot Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Dickerson	25-13018	Mark A Hutchison & Janet E Hutchison	412 SW Fifer AVE
	Huckstable	25-12047	Edwin Randall	525 SW Dairy RD
	Huckstable	25-13238	Lin-Mei C Chen & Yung-Tze Chen	420 SW Crawfish DR
	Huckstable	25-13241	John J McEvoy & Kathleen T McEvoy	3040 SE Galt CIR
	Huckstable	25-13295	Eric S Brown	4149 SW Bamberg ST
	Huckstable	25-13296	Nora C J Sung (TR)	4165 SW Bamberg ST
	Huckstable	25-13465	Aldo Bagiotti (TR) & Angela Bagiotti (TR)	1037 SW Placetas AVE
	Huckstable	25-13605	Hahnz U Teope & Michelle U Teope	2167 SE Trillo ST



Agenda Summary

2025-927

Agenda Date: 10/8/2025

Agenda Item No.: 12.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.

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
	Dickerson	25-04744	City Centre LLC	1973 SW Savage BLVD
	Williams	25-04260	Branch Banking And Trust	10585 S US Highway 1



Agenda Summary

2025-928

Agenda Date: 10/8/2025

Agenda Item No.: 13.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



Agenda Summary

2025-930

Agenda Date: 10/8/2025

Agenda Item No.: 14.a

Placement: New Business

Action Requested: Motion / Vote

Hear Vacant Lot 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.

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

Next Magistrate Hearing – October 15, 2025 SM Davis

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



Agenda Summary

2025-963

Agenda Date: 10/8/2025

Agenda Item No.: 15.a

Placement: New Business

Action Requested: Motion / Vote

Hear Modification 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 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
	Williams	23-02572	Andrew G Rosas	1649 SW Taurus Ln
	Williams	25-00703	Andrew G Rosas	1649 SW Taurus Ln
	Williams	20-05079	Paulette B Thomas	3061 SW Bridge St
	Williams	21-04197	Paulette B Thomas	3061 SW Bridge St



Agenda Summary

2025-964

Agenda Date: 10/8/2025

Agenda Item No.: 16.a

Placement: New Business

Action Requested: Motion / Vote

Hear Vacate 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 Approves to vacate liens presented.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Approves to vacate liens presented.
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.

Vacate Requests

#	Specialist	Case No.	Respondent(s)	Respondent Address
	Williams	22-05181	Guy R Bernadin Sr (TR) & Lunise Bernadin (TR)	592 SW Tarra Ave