

City of Port St. Lucie

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



Meeting Agenda

Wednesday, October 9, 2024

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 8/14/2024 Cases and Approve the Staff Recommendation [2024-1003](#)
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 [2024-1004](#)
9. **Code Violations**
 - 9.a Hear Code Violations Cases and Approve the Staff Recommendation [2024-1005](#)
10. **Code Violations Special Requests**
 - 10.a Hear Code Violations Special Requests Cases and Approve the Staff Recommendation [2024-1006](#)
11. **Vacant Lot Violations**
 - 11.a Hear Vacant Lot Violations Cases and Approve the Staff Recommendation [2024-1007](#)
12. **Certification of Fines**
 - 12.a Hear Certification of Fines Cases and Approve the Staff Recommendation [2024-1008](#)
13. **Certification of Fines Special Requests**

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

[2024-1009](#)

14. Vacant Lot Certification of Fines

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

[2024-1010](#)

15. How Parties are Notified

16. Introduction of Cases Without Parties Present

17. Public to be Heard

18. 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

2024-1003

Agenda Date: 10/9/2024

Agenda Item No.: 4.a

Placement: Approval of Minutes

Action Requested: Motion / Vote

Hear Approval of Minutes for 8/14/2024 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 - Draft

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

Wednesday, August 14, 2024

9:00 AM

City Hall, Council Chambers

Addition of Items 14A and 15A

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 14, 2024, 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, Administrative Assistant
Spencer Scott, Deputy City Attorney
Various Code Compliance Specialists
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 6/12/2024, 6/19/2024 and
7/3/2024 Cases and Approve the Staff Recommendation

[2024-781](#)

The Special Magistrate approved the minutes as submitted.

5. Late Abatements and/or Postponements

Sara Brown, Project Coordinator, informed the Special Magistrate that Cases #24-10406, #24-06318, #24-07339 & #23-18814 were abated and Case #24-09848 was postponed.

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

[2024-782](#)

(Clerk's Note: This item was heard after Item 6. No one was present for the Solid Waste Violations.)

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

24-08165	1690 SW Angelico Ave
24-06885	2550 SE Hamden Ln
24-08341	2721 SW Pierson Rd

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

[2024-783](#)

Kashatus	24-13210	674 SE Starfish Ave
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The Deputy City Clerk swore in Code Specialist Kashatus who 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. Aaron Biehl, Code Compliance Supervisor, stated that the overgrowth covered the house from view and the pool was unmaintained. He informed the Special Magistrate that they needed to secure the pool & would give a week to correct the overgrowth but if not, the City was requesting to go in and maintain it. He clarified that they didn't have contact with the homeowner and because it was a unique case, staff sent it straight to a hearing.

The Deputy City Clerk swore in Aileen Palmer & Linton Charleton. Ms. Palmer stated that she had health issues and Mr. Charleton stated that he had to focus on his mother's health but was trying to maintain the house. He stated that they hired a new lawn company to maintain the house.

The Special Magistrate found that proper notice was achieved and found the property remained in violation. He authorized the City to enter the property to abate Violations 41.08(b), 154.05(c), 41.09(a) & 41.09(b) and assess the cost. He stated that the City could work together with the Respondent to abate the overgrowth but felt that the pool should be abated immediately. He set health, safety and welfare violations for a Certification of Fine Hearing, as needed, after the 60 days. He required compliance for

all other violations by October 16, 2024, if not in compliance by that date a fine in the amount of \$250/day would be due every day the violation continued, not to exceed \$25,000 along with the administrative costs of \$411.

Mendoza 24-07544 268 SW Crescent Ave

Code Specialist 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 sworn in Jerald Lockhart who stated that he had resecured the screens.

The Special Magistrate found that proper notice was achieved and found the property remained in violation. He required compliance for Violation 41.09(b) by August 15, 2024, and if not in compliance by that date he authorized the City to enter the property to abate the health, safety and welfare violations and assess the cost. He required compliance for all remaining violations by September 18, 2024. He set health, safety and welfare violations for a Certification of Fine Hearing, as needed, after September 18, 2024.

Wesley Armstrong, Code Compliance Manager, explained that there could be no tears or rips on the pool enclosure.

10. Code Violations Special Requests

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

[2024-784](#)

There was nothing heard under this item.

11. Vacant Lot Violations

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

[2024-785](#)

Huckstable 24-11271 602 SW Hoffenberg Ave

Code Specialist Huckstable, previously sworn, read the case presentation, staff's recommendations, and the previous Special Magistrate's ruling into the record, and she presented photos that were taken at the time of the inspections showing the subject property and violations. She clarified that she was most concerned about the side with the neighbor. Mr. Armstrong stated that it would not be cut before early-mid September as the vendor

had a schedule.

The Deputy City Clerk sworn in Waseem Qamar (Walter), manager, who stated that the lot would be cleared on September 18th and if it was not cleared by that date, he would clear up the side abutting the neighbor.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation. He set a compliance date of September 18, 2024, if not in compliance by that date he authorized the City to enter the property to cut & maintain the high grass and weeds & assess the cost. He set a Certification of Fine Hearing to assess the cost & fines if needed.

12. Certification of Fines

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

[2024-786](#)

Dickerson 23-12873 2732 SW Casella St

Code Specialist 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. He stated that he was unsure of any Site Plan submittals.

Mr. Robinson clarified that no Site Plan was submitted to the City but the variance and rezoning were approved.

The Deputy City Clerk sworn in James Freese who stated that he terminated the lease with the tenant but the tenant hasn't complied, he added that he would evict the tenant but it would take months. He inquired if the City had the authority to issue parking tickets, to which Mr. Armstrong responded in the negative but added that he had no objection extending the compliance date.

He continued the case to the October 9, 2024 hearing.

Owens 23-14938 9100 S. U.S. Highway 1

Code Specialist Owens, 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 informed the Special Magistrate that the Respondent either had to move the dumpsters or go through the Site Plan process to build a carrel.

The Deputy City Clerk swore in Steven Darby who stated that there was not enough carrels built in the original plan, but they were remodeling the entire plaza. He stated that it was in Site Plan review.

Mr. Robinson stated that if it was in redevelopment, he would have to check with the Plan reviewer since nothing came to his attention. The Special Magistrate found that proper notice was achieved and found the property remained in violation. He certified the lien in the amount of \$75/day, not to exceed \$7,500 along with the administrative costs of \$411.

Owens 23-18392 247 SW Port St. Lucie Blvd

Code Specialist Owens, 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 informed the Special Magistrate that the driveway work was completed.

Mr. Darby stated that the dumpster carrel was in permit review, but he was unaware of the mildew violations and requested time to remedy the violations. He stated that the trash was an ongoing issue but they were trying to address it with the tenant. Code Specialist Owens informed the Respondent that if they were working with the Building or Planning & Zoning Department, they could freeze the case.

The Special Magistrate continued the case to September 11, 2024 if needed.

Owens 24-03379 1984 SW Biltmore St

Code Specialist Owens, 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 informed the Special Magistrate that the wooden fence was being removed & added that the Respondent had an issue with illegal dumping.

The Deputy City Clerk sworn in Joe Sardo who requested more time, to which staff replied that they would allow an extension since the Site Plan/Landscape Plan needed approval.

The Special Magistrate continued the case to November 13, 2024 if needed.

Williams

24-02587

1751 SW Dove Ln

Code Specialist Wise, reading for Code Specialist Williams & previously sworn, read the case presentation, staff's recommendations, and the previous Special Magistrate's ruling into the record, and he presented photos that were taken at the time of the inspections showing the subject property and violations. Code Specialist Williams informed the Special Magistrate that the only outstanding violation was the fence which had a permit expiration date of October 10th.

The Special Magistrate found that proper notice was achieved and found the property remained in violation. He set a compliance date of October 10, 2024, if not in compliance by that date a fine in the amount of \$25/day, every day the violation continued, not to exceed \$2,500 along with the administrative costs of \$411.

Williams

24-10095

307 SW

Belmont Cir

Code Specialist Wise, reading for Code Specialist Williams & previously sworn, read the case presentation, staff's recommendations, and the previous Special Magistrate's ruling into the record, and 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 remained in violation. He set a compliance date of August 21, 2024, if not in compliance by that date a fine in the amount of \$75/day, every day the violation continued, not to exceed \$7,500 along with the administrative costs of \$411. He authorized the City to enter the property to cut & maintain the high grass and weeds & assess the cost.

Williams

24-10376

1681 SW Clover St

Code Specialist Wise, reading for Code Specialist Williams & previously sworn, read the case presentation, staff's recommendations, and the previous Special Magistrate's ruling into the record, and 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 remained in violation. He set a compliance date of August 21, 2024, if not in compliance by that date a fine in the amount of \$50/day, every day the violation continued, not to exceed \$5,000 along with the

administrative costs of \$411. He authorized the City to enter the property to cut & maintain the high grass and weeds & assess the cost.

Williams
Rio Blvd

24-11751

731 SW Del

Code Specialist Williams, previously sworn, read the case presentation, staff's recommendations, and the previous Special Magistrate's ruling into the record, and 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 remained in violation. He set a compliance date of August 21, 2024, if not in compliance by that date a fine in the amount of \$25/day, every day the violation continued, not to exceed \$2,500 along with the administrative costs of \$411. He authorized the City to enter the property to cut & maintain the high grass and weeds & assess the cost.

13. Vacant Lot Violations Certification of Fines

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

[2024-787](#)

There was nothing heard under this item.

14. Modification Requests

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

[2024-805](#)

(Clerk's Note: This item was heard after Item 14.)

Evelyn Rojas, Lien Services Department, stated that these modifications are requested by the applicant. They are 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 assets of the City. Per City ordinance, the Special Magistrate has authority to modify these liens, agenda items 4 through 7 were agreed upon and required Magistrate signature. The Special Magistrate stated that he would sign the modification requests.

She stated that that vacate requests came from citizens and/or staff, agenda items 8 & 9, were found by the City to be invalid and required Magistrate signature. The Special Magistrate stated that he would sign the vacate requests.

15. Vacate Requests

- 15.a** Hear Vacate Requests Cases and Approve the Staff

[2024-806](#)

Recommendation

There was nothing heard under this item.

16. 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. She asked if the Special Magistrate had any questions regarding the cases where a party was not present, to which the Special Magistrate responded in the negative and found that proper notice was achieved.

17. Introduction of Cases Without Parties Present

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

24-03160	2002 SW Kimberly Ave
24-09165	0 SE Westmoreland Boulevard
24-10098	2100 SE Hillmoor Dr
24-00631	2001 SE Port St. Lucie Boulevard
24-01516	2450 SW Lafayette St
24-06786	2532 SW Warwick St
24-11746	731 SW Del Rio Boulevard
24-09851	5492 NW Dabney Ct
24-10099	511 NW Grenada St
24-10100	551 SE Wallace Terr
24-10471	5085 NW Aljo Cir
24-04385	1309 SW Gatlin Boulevard
24-05105	3062 SW Yale St
23-15683	126 SW Tulip Boulevard
23-18987	2457 SW Hinchman St
24-07521	2417 SW Hinchman St
23-16123	4941 NW Foxworth Ave
23-16665	345 SW Hollyhock Dr
23-16916	1167 SW Addie St

23-17942 761 SE Albatross Ave
24-02554 1430 SW Bartell Ave

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

18. Public to be Heard

There were no public comments to be heard.

19. Adjourn

There being no further business, the meeting was adjourned at 11:19 a.m.

Shanna Donleavy, Deputy City Clerk



Agenda Summary

2024-1004

Agenda Date: 10/9/2024

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
	Capp	24-10529	Debie A Johnson	2558 SW Abate St
	Kashatus	24-11522	Julie Kasper, Reda Jackson & Carolos Jackson	374 SE Whitmore St
	Kashatus	24-11742	Judette Edmund	1022 SE Euclid Ave
	Pierre	24-10306	Yasser Membreno	497 SW Copperfield Ave



Agenda Summary

2024-1005

Agenda Date: 10/9/2024

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
	Dickerson	23-16403	JJ and A LeRay Associates LLC	785 SW Paar Dr
	Dickerson	24-09754	Max Gas M LLC	2780 SE Morningside Blvd
	Dickerson	24-12699	Donald R Young (TR) & Rita J Yong (TR)	1593 SE Village Green Dr
	Dickerson	24-12978	JJF&T Holdings LLC	2714 SW Campana St
	Huckstable	24-05534	CoCo Vista Center LLC	466 SW Port St Lucie Blvd
	Laird	24-06021	St Lucie West 2016 LLC	1349 NW St Lucie West Blvd
	Laird	24-06852	MPP Macedo LLC	1337 SW South Macedo Blvd
	Laird	24-14174	Angelfish Real Estate LLC	119 SW Cashmere Blvd
	Owens	24-09950	Cash Services Inc	10200 S Highway 1
	Owens	24-14408	Branch Banking And Trust	10585 S US Highway 1
	Owens	24-15032	Ce-Bett Properties LLC	270 SW Port St Lucie Blvd
	Owens	24-15033	10 CW Properties LP c/o Paragon Affilates Inc DR	280 SW Port St Lucie Blvd
	Owens	24-15035	Coffee Port St Lucie LLC	179 SW Port St Lucie Blvd
	Williams	24-10152	Micheal A Chillingworth & Alexandra K Chillingworth	350 SW Bridgeport Dr
	Williams	24-12875	Johanna Vilme & Avi Holman	541 SW Dalton Cir
	Williams	24-13236	Ettophel F Mitchell	245 SW Tulip Blvd
	Williams	24-13312	Tara Deonarine	2002 SW Judith Ln *Attending Via Zoom*
	Williams	24-13361	Louis Di Donato (EST)	701 SW Amber Ter
	Williams	24-13428	Alexander Poloukine & Awilda Gamboa	710 SW Belmont Cir
	Williams	24-13584	Joe Bonfiglio Sr	2398 SE Aneci St
	Williams	24-13865	Mary L Moniz	2581 SW Hinchman St
	Williams	24-14631	Mariyln J Richardson	202 SW Cherry Hill Rd

	Williams	24-14844	Lawrence Valicenti	2450 SE Stonecrop St
	Williams	24-14921	Brian DiMatteo	307 SW Belmont Cir
	Williams	24-15843	Kimberly M Boyer & Michael A McCumber	1244 SW Jacqueline Ave



Agenda Summary

2024-1006

Agenda Date: 10/9/2024

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
	Owens	24-16122	SL PSL BLVD LP	299 SW Port St Lucie Blvd
	Williams	24-14834	Edgefield Florida Properties LLC	541 SE Penn Ave
	Williams	24-14850	Brandyn Wims	750 SW Monsoon Rd
	Williams	24-15597	Gerard T Oberle	1331 SW Bellevue Ave



Agenda Summary

2024-1007

Agenda Date: 10/9/2024

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
	Huckstable	24-08064	Holiday Builders Inc	5840 NW Arley Ct
	Huckstable	24-09848	Barry M Brant (TR)	991 SE Candle Ave
	Huckstable	24-13860	Manuel Fuentes & Carmen Fuentes	3232 SE West Snow Rd
	Huckstable	24-14018	A And B Investors Group Inc	2942 SW Rosetta St
	Huckstable	24-14208	Marva Passley	2338 SW Fern Cir
	Huckstable	24-14220	Marc Morisseau	1002 SW Locke Ave
	Huckstable	24-14501	Holiday Builders Inc	139 SW South Wakefield Cir
	Huckstable	24-14562	Jose R Levi & Nora M Otero	2362 SW Import Dr
	Huckstable	24-14735	Sunshine Treasure Coast Homes Inc	2902 SW Ortega St
	Huckstable	24-14736	Edward A Forrester (TR) & Joan E Forrester (TR)	1281 SW Chase Rd
	Huckstable	24-14938	Bernardo G Garcia & Yvonne R Garcia	1922 SE Mandrake Cir
	Huckstable	24-14940	Supreme Builders Inc Def BenTR	624 SW Backert Ave
	Huckstable	24-14999	Linda Altergott	1382 SW Wampler Ave
	Huckstable	24-15036	Valresia Verley	632 SW Kenyoun St
	Huckstable	24-15090	Natasha Sethi	1161 SW London Ln
	Huckstable	24-15091	Choi Har Liew & Liew Choy Hoong	2332 SW Import Dr
	Huckstable	24-15208	Robert C Denny & Barbara A Denny	471 SW Carmelite St
	Huckstable	24-15212	Roger Lawrence	950 SE Bayfront Ave
	Huckstable	24-15384	Marcelino Navaleza & Milagros Navaleza	3822 SW Ridley St
	Huckstable	24-15604	Raul Fernandez-Calienes Jr	1041 SW Janar Ave
	Huckstable	24-15615	Antonio A Silva & Maria E Silva	1138 SW Hutchins St
	Huckstable	24-15733	Robert G Trugman	5218 NW North Lovoy Cir
	Huckstable	24-15734	Amichai Ziegler	5222 NW North Lovoy Cir



Agenda Summary

2024-1008

Agenda Date: 10/9/2024

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	22-05436	North Plaza LLC	356 SW Port St Lucie Blvd
	Dickerson	22-08027	Neel's Real Estate LLC	207 SW Port St. Lucie Blvd
	Dickerson	23-12873	James A Freese	2732 SW Casella St
	Dickerson	24-03436	D.J.M Enterprises, Inc	750 NW Enterprises Dr
	Dickerson	24-03931	Real Sub LLC	3225 SW Port St Lucie Blvd
	Dickerson	24-03939	McDonalds Corporation C/O McDonalds Corporation 009-1327	3199 SW Port St Lucie Blvd
	Dickerson	24-06690	Final Frontier Plaza LLC	2130 SW Hayworth Ave
	Dickerson	24-10098	East Lake Village Professional Center Condominium Assoc. Inc	2100 SE Hillmoor Dr
	Gomez	24-05020	Ricardo Hernandez & Vanessa Josephine Valle	1349 SW Patricia Ave
	Williams	23-16467	Ilise DeSanti	243 SW Statler Ave
	Williams	24-10095	Brian DiMatteo	307 SW Belmont Cir
	Williams	24-11746	Mariellen V Hooper (EST)	731 SW Del Rio Blvd



Agenda Summary

2024-1009

Agenda Date: 10/9/2024

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
	Williams	24-10376	Joanne Dziedzic	1681 SW Clover St



Agenda Summary

2024-1010

Agenda Date: 10/9/2024

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
	Huckstable	24-08002	Michael U Montes	3792 SW Kakopo St
	Huckstable	24-08083	Kong Ri Ni & Mei E Lin	2673 SE Mariposa Ave
	Huckstable	24-08269	Ruth A Barrera	1473 SW Oriole Ln

Next Magistrate Hearing – October 16th, 2024 SM Bob Makemson

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