

City of Port St. Lucie

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



Meeting Agenda

Wednesday, June 18, 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 4/16/2025 Cases and Approve the Staff Recommendation [2025-560](#)
5. **Late Abatements and/or Postponements**
6. **Approval of Agenda**
7. **Introduction of Cases**
8. **Code Violation**
 - 8.a Hear Code Violation Cases and Approve the Staff Recommendation [2025-561](#)
9. **Code Violations Special Requests**
 - 9.a Hear Code Violations Special Requests Cases and Approve the Staff Recommendation [2025-562](#)
10. **Certification of Fines**
 - 10.a Hear Certification of Fines Cases and Approve the Staff Recommendation [2025-563](#)
11. **Certification of Fines Special Requests**
 - 11.a Hear Certification of Fines Special Requests Cases and Approve the Staff Recommendation [2025-564](#)
12. **Modification Requests**
 - 12.a Hear Modification Request Cases and Approve the Staff Recommendation [2025-567](#)
13. **Vacate Requests**

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

[2025-568](#)

14. How Parties are Notified

15. Introduction of Cases Without Parties Present

16. Public to be Heard

17. 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

2025-560

Agenda Date: 6/18/2025

Agenda Item No.: 4.a

Placement: New Business

Action Requested: Motion / Vote

Hear Approval of Minutes for 4/16/2025 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, April 16, 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 at 9:02 AM on April 16, 2025, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Keith Davis, Special Magistrate
Aaron Biehl, Code Compliance Supervisor
Wesley Armstrong, Code Compliance Manager
Gregory Bender, Code Compliance Specialist
Roque Gomez, Code Compliance Specialist
Jeremy Kashatus, Code Compliance Specialist
Rachel Knaggs, Code Compliance Specialist
Steve Owens, Code Compliance Specialist
Sarah Peco, Code Compliance Specialist
Mishla Pierre, Code Compliance Specialist
Hamlet Polanco, Code Compliance Specialist
Richard Shiller, Deputy City Attorney
Camille Wallace, Deputy Director, NSD
Traci Mehl, Deputy City Clerk

2. Pledge of Allegiance

Special Magistrate Davis led the assembly in reciting the Pledge of Allegiance.

3. Swearing in Code Specialist and/or Building Investigators

The Deputy City Clerk administered the Oath of Testimony to City staff.

4. Approval of Minutes

There were no minutes to be approved.

5. Late Abatements and/or Postponements

Rachel Dieujuste, NSD Associate, indicated Case #24-19723 was abated and Case #24-19078 was postponed. She noted that Case #24-19073 will be heard under the Code Violations Special Requests section of the Agenda.

6. Approval of Agenda

Special Magistrate Davis approved the Agenda with the noted revisions.

7. Introduction of Cases

8. Code Violations

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

[2025-354](#)

#26. KASHATUS / CASE NO. 23-17379 / 1882 SE AIRES LN (VIA ZOOM)

Code Compliance Specialist Jeremy Kashatus read the Case Presentation and Staff's recommendations into the record. He presented photos - of the failed culvert pipe and damaged driveway - taken at the time of the inspections. He noted the permit has expired and the work has not been completed.

The Deputy City Clerk swore in Respondent Carole Vasta via Zoom, who explained the tenants were going to pay for the damage but did not. She stated she tried to increase the rent to cover the expenses and damage, but the tenants refused. Respondent Vasta indicated she does not live in the area, so it is hard to find someone to do the work.

Code Compliance Specialist Kashatus requested that the Special Magistrate set a date for the work to be done, as this case has been open since 2023.

Special Magistrate Davis explained that difficult tenants and the Respondent's locality are not the City's issues. He stated he wanted the violations in compliance by May 30, 2025, or the City will bring this case back to certify the fines.

At this time, Respondent Vasta asked for the name and number of the person who pulled the original permit to do the repairs. Special Magistrate Davis requested that Respondent Vasta speak with Code Compliance Specialist Kashatus regarding same.

#20. GOMEZ / CASE NO. 24-19280 / 1931 SE WEST DUNBROOKE CIRCLE

Code Compliance Specialist Roque Gomez read the Case Presentation and Staff's recommendations into the record. He presented photos - of the open storage, stucco in need of repair, garage door boarded up, vehicle with expired tags, and posted notice - taken at the time of the inspections. He noted the address numbers have been posted.

The Deputy City Clerk swore in Respondent Heather Allen, who asked for a 60-day extension to take care of the issues.

Special Magistrate Davis stated he found proper notice was provided in this case and that the property remains in violation as cited, except 41.10(c)(2) regarding the address numbers has been abated. He indicated the remaining violations need to be in compliance by June 20, 2025. If not, the City may bring the case back for an assessment of fines and costs. Special Magistrate Davis requested that the Respondent stay in touch with Code Compliance Specialist Gomez for an inspection once progress has been made.

#21. GOMEZ / CASE NO. 24-19281 / 1958 SE WEST DUNBROOKE CIRCLE

Code Compliance Specialist Roque Gomez read the Case Presentation and Staff's recommendations into the record. He presented photos - of the tarp on the roof and posted notice - taken at the time of the inspections.

The Deputy City Clerk swore in Bobby Way, who indicated he was the Respondent's son. He explained his mother was currently in litigation with her insurance company. Code Compliance Specialist Gomez stated he could get more information regarding the litigation from the Respondent after the hearing, as they have been in communication.

Special Magistrate Davis continued the hearing to June 18, 2025, and asked the Respondent to bring back current information from their attorney on the status of the litigation.

#22. GOMEZ / CASE NO. 25-00242 / 1926 SE WEST DUNBROOKE CIRCLE

Code Compliance Specialist Roque Gomez read the Case Presentation and Staff's recommendations into the record. He presented photos - of the open storage, overgrowth, shed and home with mold and mildew, and posted notice - taken at the time of the inspections. He stated the overgrowth and mold/mildew were being worked on by the Respondent.

The Deputy City Clerk swore in Respondent Linda Ratliff, who explained she is working on the violations and requested an extension of 90 days to get it all completed. Code Compliance Specialist Gomez did not object to an extension and stated the City could conduct another inspection in 30 days to check on the progress.

Special Magistrate Davis granted an extension and set a compliance date of July 18, 2025. He asked the Respondent to stay in touch with Code Compliance Specialist Gomez and the City.

#39. PIERRE / CASE NO. 25-01112 / 3445 SE HART CIRCLE

Code Compliance Specialist Mishla Pierre read the Case Presentation and Staff's recommendations into the record. She presented photos - of the Toyota SUV with no plate, Buick parked in the swale with no tag, and posted notice - taken at the time of the inspections. She stated no progress has been made after speaking with the Respondent.

The Deputy City Clerk swore in Respondent Willio Laguerre, who stated he was trying to understand and that the Toyota was for his son. Special Magistrate Davis explained the City does not allow cars being parked in driveways if they are not properly registered, do not have license plates, etc.

Special Magistrate Davis found proper notice was given by the City and indicated the Respondent was present. He stated the property remains in violation as cited and set April 30, 2025, as the compliance date. Special Magistrate Davis explained if the Respondent is still in violation at that time, the City may bring the case back for an assessment of fines.

#40. POLANCO / CASE NO. 24-17709 / 5858 NW LEGHORN AVE

Code Compliance Specialist Hamlet Polanco read the Case Presentation and Staff's recommendations into the record. He presented photos - of the paved driveway expanded in violation of the minimum setback and beyond what was permitted - taken at the time of the inspections.

Wesley Armstrong, Code Compliance Manager, indicated the City's current code states that a driveway cannot be created within six feet of the property line. Rachel Knaggs, Code Compliance Specialist, noted that the utility box/water meter was extremely close to the driveway.

The Deputy City Clerk swore in Respondents Sara Campos and Gabriel Campos, who requested an extension of six months to fix the problem. Ms. Campos explained they just paid for their Dad to have surgery in Brazil and they will get the money together when he returns. Code Compliance Specialist Polanco stated it was not a safety issue, but the City was concerned about the water meter box.

Special Magistrate Davis found proper notice was given by the City and

stated the property remains in violation as cited, based on the evidence and testimony. He set a compliance date of October 17, 2025.

9. Code Violations Special Requests

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

[2025-355](#)

#41. BENDER / CASE NO. 25-00621 / 148 NE SAGAMORE TER

Code Compliance Specialist Gregory Bender read the Case Presentation and Staff's recommendations into the record. He presented photos - of the high grass and weeds and posted notice - taken at the time of the inspections. He also requested authorization for the City to cut the grass, as the property is vacant.

Special Magistrate Davis found proper notice was made by the City. He stated the property remains in violation as cited and constitutes a threat to the public health, safety, and welfare. Special Magistrate Davis granted the relief requested by the City.

#42. BENDER / CASE NO. 25-02859 / 700 NW KINGSTON ST

Code Compliance Specialist Gregory Bender read the Case Presentation and Staff's recommendations into the record. He presented photos - of the high grass and weeds - taken at the time of the inspections. He also requested permission for the City to access the property to cut the grass.

Special Magistrate Davis found proper notice was given by the City. He stated the property remains in violation as cited and constitutes a threat to the public health, safety, and welfare. Special Magistrate Davis granted the relief requested by the City.

#43. GOMEZ / CASE NO. 24-17042 / 2170 SE GLENROCK TER

Code Compliance Specialist Roque Gomez read the Case Presentation and Staff's recommendations into the record. He presented photos - of the open storage, high grass and weeds, and inoperative vehicle - taken at the time of the inspections. He noted the City is requesting permission to cut the grass.

Special Magistrate Davis found proper notice was given by the City and indicated the Respondent was not present. Based on the testimony and evidence, he found the property remains in violation as cited, regarding City Code 41.08(b), high grass and weeds over 12 inches, and constitutes a threat to the public health, safety, and welfare. Special Magistrate Davis

granted all relief requested by the City.

#44. GOMEZ / CASE NO. 25-00463 / 2342 SE MARIOLA AVE

Code Compliance Specialist Roque Gomez read the Case Presentation and Staff's recommendations into the record. He presented photos - of the open storage and high grass and weeds - taken at the time of the inspections. He stated the City is requesting permission to cut the grass.

Special Magistrate Davis indicated the Respondents were not present and found proper notice was provided with the documents contained in the City's file. Based on the testimony and evidence, Special Magistrate Davis found the property remains in violation as cited, regarding City Code 41.08(b), high grass and weeds over 12 inches, and constitutes a threat to the public health, safety, and welfare. He granted all relief requested by the City.

#45. PECO / CASE NO. 25-00884 / 1101 SE MENORES AVE

Code Compliance Specialist Sarah Peco read the Case Presentation and Staff's recommendations into the record. She presented photos - of the high grass and weeds, screen enclosure, and posted notice - taken at the time of the inspections.

Special Magistrate Davis indicated the Respondent was not present and found proper notice was provided with the documents contained in the City's file. Based on the testimony and evidence, Special Magistrate Davis found the property remains in violation as cited, regarding City Code 41.08(b), high grass and weeds over 12 inches, and constitutes a threat to the public health, safety, and welfare. He granted all relief requested by the City.

#46. PECO / CASE NO. 25-00951 / 1872 SE ENFIELD AVE

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

Special Magistrate Davis indicated the Respondent was not present and found proper notice was provided with the documents contained in the City's file. Based on the testimony and evidence, Special Magistrate Davis found the property remains in violation as cited and constitutes a threat to the public health, safety, and welfare. He granted all relief requested by the City.

#35. PIERRE / CASE NO. 24-19073 / 2899 SE EAGLE DR

Code Compliance Specialist Mishla Pierre read the Case Presentation and Staff's recommendations into the record. She presented photos - of the trees planted on City property - taken at the time of the inspections. She explained the owners do not want to remove the trees and the City is asking for authorization to remove them.

Wesley Armstrong, Code Compliance Manager, indicated the City owned the lake and they received a complaint from Public Works, as the trees interfere with maintaining the drainage system. He stated the City has been in communication with the owner of the trees, but no progress has been made to remove the trees.

Special Magistrate Davis indicated the Respondents were not present and found the City has provided proper notice. He stated City Code 41.08(h) (1) has been violated and constitutes a threat to the public health, safety, and welfare, as it is impeding the City's ability to maintain its storm water drainage facilities. Special Magistrate Davis granted the relief requested by the City and gave the Respondents until 4/23/2025 to remove the trees or the City will remove them.

#47. PIERRE / CASE NO. 25-00583 / 3231 SE PINTO ST

Code Compliance Specialist Mishla Pierre read the Case Presentation and Staff's recommendations into the record. She presented photos - of the high grass and weeds and posted notice - taken at the time of the inspections. She noted the City cut the grass at this property last year and it is not being maintained.

Special Magistrate Davis indicated the Respondents were not present and found the City has provided proper notice. Based on the testimony and evidence, Special Magistrate Davis stated the property remains in violation as cited and constitutes a threat to the public health, safety, and welfare. He granted the relief requested by the City.

10. Certification of Fines

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

[2025-356](#)

There were no Certification of Fines cases to be heard.

11. Certification of Fines Special Requests

- 11.a** Hear Certification of Fines Special Requests Cases and

[2025-357](#)

Approve the Staff Recommendation

#50. BENDER / CASE NO. 24-16896 / 682 NW CARDINAL DR

Code Compliance Specialist Gregory Bender read the Case Presentation and Staff's recommendations into the record. He presented photos - of the high grass and weeds - taken at the time of the inspections. He stated the City has cut the grass.

Special Magistrate Davis indicated the Respondent was not present and the City has provided proper notice. He stated the property remains in violation and the City has abated the violation as previously ordered. Special Magistrate Davis found the violation continues to constitute a threat to the public health, safety, and welfare, and certified the fine, authorized abatement, and granted all other relief requested by the City.

#51. BENDER / CASE NO. 24-18397 / 310 SE CALMOSO DR

Code Compliance Specialist Gregory Bender read the Case Presentation and Staff's recommendations into the record. He presented photos - of the high grass and weeds - taken at the time of the inspections. He stated the City has cut the grass.

Special Magistrate Davis indicated the Respondent was not present and found the City has provided proper notice. He stated the property remains in violation and will continue to constitute a threat to the public health, safety, and welfare, if the City does not continue to abate it. Special Magistrate Davis certified the fine, authorized abatement, and granted all other relief requested by the City.

#52. BENDER / CASE NO. 24-18838 / 502 NW GOLDCOAST AVE

Code Compliance Specialist Gregory Bender read the Case Presentation and Staff's recommendations into the record. He presented photos - of the high grass and weeds - taken at the time of the inspections. He stated the City has cut the grass.

Special Magistrate Davis stated the Respondent was not present and found the City has provided proper notice. He stated the property remains in violation and has not complied with the order finding violation of 41.08(b), which will constitute a threat to the public health, safety, and welfare, if not abated by the City. Special Magistrate Davis certified the fine, authorized abatement, and granted all other relief requested by the City.

#53. GOMEZ / CASE NO. 24-18492 / 1237 SW PATRICIA AVE

Code Compliance Specialist Roque Gomez read the Case Presentation and Staff's recommendations into the record. He presented photos - of the dead trees removed by the City - taken at the time of the inspections. He stated the City was recouping the costs of removing the trees and there has been no contact with the owner of the lot.

Special Magistrate Davis indicated the Respondent was not present and found the City has provided proper notice with the documents contained in the file. Based on the testimony and the evidence, Special Magistrate Davis stated the property is in compliance with City Code 95.03, due to the abatement activity previously authorized and conducted by the City. He granted all relief requested by the City and ordered payment of the abatement cost of \$5,000.00.

#54. PIERRE / CASE NO. 24-18692/ 2887 SE EAGLE DR

Code Compliance Specialist Mishla Pierre read the Case Presentation and Staff's recommendations into the record. She presented photos - of the high grass and weeds and posted notice - taken at the time of the inspections. She stated the grass was cut by the City.

Special Magistrate Davis indicated the Respondents were not present and found the City has provided proper notice with the documents contained in the City's file. Based on the testimony and the evidence, Special Magistrate Davis stated the property has not complied with the order finding violation and remains in violation of City Code 41.08(b), which constitutes a threat to the public health, safety, and welfare, if the City does not continue to abatement the violation. He certified the fine, authorized abatement, and granted all other relief requested by the City.

12. How Parties are Notified

Rachel Dieujuste, NSD Associate, read the following into the record: A Notice of Hearing or Notice of Certification of Fine was sent to the violator by Certified Mail Return Receipt Requested to the address listed in the Tax Collector's Office for Tax Notices or to the address listed in the County Property Appraiser's database. If the green card was returned, it was placed in the file and was either signed, unsigned, or unclaimed. Ten days before the hearing, the Agenda was posted on the bulletin board in the lobby of Port St. Lucie City Hall. Also, a Notice of Hearing was posted on the property in question, along with an Affidavit of Posting, which included a copy of the notice posted and the date and places of its posting. If the certification card was not returned to the Neighborhood Services Department within ten days before the Hearing, posting was completed in the same manner as if the card was returned unclaimed as stated above. Any

photos shown at today's hearing are kept and maintained as public records of the City of Port St. Lucie's Neighborhood Services Department.

13. Introduction of Cases Without Parties Present

Ms. Dieujuste asked that the City Clerk to enter the cases into the record and inquired if Special Magistrate Davis had any questions regarding the cases where the party was not present, to which Special Magistrate Davis responded in the negative.

Special Magistrate Davis stated he will find proper notice with the remaining cases. Project Coordinator Brown read the case(s) without a party present into the record:

CODE VIOLATIONS:

#23-13976 - 423 SE Sunnydale Ln
#24-19578 - 715 NE Galilean St
#24-19638 - 619 SE Preston Ln
24-19893 - 253 NW Floresta Dr
#25-00068 - 759 NW Cardinal Dr
#25-00293 - 374 SW Lucero Dr
#25-00364 - 555 NW Marion Ave
#25-00652 - 797 SW Dorchester St
#25-00674 - 313 NW Dorchester St
#25-00687 - 401 NW Lincoln Ave
#25-00888 - 301 NE Floresta Dr
#25-00986 - 749 NW Cardinal Dr
#25-01732 - 319 NE Camelot Dr
#25-01733 - 325 NE Camelot Dr
#25-02866 - 782 NW Selvitz Rd
#24-19024 - 2260 SW Culpepper Ave
#25-00820 - 273 SE Whitmore Dr
#25-01440 - 193 SE Fallon Dr
#24-14114 - 1924 SW Gatlin Blvd
#25-00249 - 1150 SE Parrish CT
#25-01787 - 2252 SE Berkshire Blvd
#25-02909 - 2091 SE Berkshire Blvd
#24-19001 - 1286 SE Rickenbacker Ter
#24-19732 - 2409 SE Gowin Dr
#25-01361 - 2049 SE Oxmoor Ter
#25-01375 - 1173 SE Stewart Rd
#25-01396 - 2266 SE Seafury Ln
#25-02338 - 1722 SE Burgundy Ln
#24-15058 - 486 SE Nome Dr
#24-19074 - 3204 SE Quay St
#25-00476 - 3541 SE Hyde Cir

CERTIFICATION OF FINES

#24-14125 - 2656 SW Fairgreen Rd

#24-17204 - 188 SW Milburn Cir

Special Magistrate Davis stated he will sign the appropriate orders.

14. Public to be Heard

There were no comments from the public.

15. Adjourn

There being no further business, the hearing was adjourned at 10:40 AM.

Traci Mehl, Deputy City Clerk



Agenda Summary

2025-561

Agenda Date: 6/18/2025

Agenda Item No.: 8.a

Placement: New Business

Action Requested: Motion / Vote

Hear Code Violation 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	24-02159	William E Combs	301 SW Buxton AVE
	Bender	24-19502	Maria E Pimentel	461 SW Dolores AVE
	Bender	25-04446	Marc Changler Vil	825 NW Archer AVE
	Bender	25-04447	Timothy P McKay	142 NE Twylite Ter
	Bender	25-04659	Christopher M Billing Clarke	791 SW Dolores AVE
	Bender	25-04732	Theresa A Nordholm	720 NE Jordan TER
	Bender	25-04869	Kathleen Dunleavy	365 NE Gladiola Ave
	Bender	25-07385	Douglas J Still (TR) & Barbara Sheram T Still (TR) (EST)	482 NW LINCOLN AVE
	Capp	25-00703	Andrew G Rosas	1649 SW Taurus LN
	Capp	25-02460	Warren E Tarrant & Georgiana J Allen-Tarrant	121 SE Duval AVE
	Capp	25-04372	Saul Cesar Ochoa	100 SW Lakehurst DR
	Capp	25-04816	Arold Joseph & Marie Joseph	1292 SW Byron ST
	Capp	25-05256	Josue Alcime	2049 SW Burlington ST
	Capp	25-05295	Camila Mathura	1932 SW Airoso BLVD
	Capp	25-05334	Ahmed Ibrahim	1110 SW Broadview ST
	Capp	25-06029	Jana Christophe-Black & Octavian William	1655 SW Norman LN
	Capp	25-08236	MARSHALL PROPERTY HOLDINGS LLC	365 SW Todd AVE
	Peco	25-01252	Olemedo C Rodriguez	2262 SE Carnation RD
	Peco	25-04201	Martin L Towery Jr & Roxanna B Towery	2458 SE Camarin ST
	Peco	25-05128	Quay T Luong & Tiffanie S Luong	1168 SE Palm Beach RD
	Peco	25-05608	Katherine Duncan	2842 SE Italy ST
	Peco	25-05692	Sherene N Fearon	1873 SE Elrose ST

	Peco	25-06265	Isnaelle Arthur & Mirlande Estinfort	2443 SE Wishbone RD
	Peco	25-06905	Douglas Bickings	2415 SE Shipping Rd
	Peco	25-06940	George J Meyer	2773 SE Bluem WAY
	Pierre	24-19078	Ofelia Lashay Sotolono & Kevin Bautista	289 SW Elderberry DR
	Pierre	24-19101	Paula A Lewis	502 SE Starflower Ave
	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	25-01791	David Marques & Kristin Marques	1651 SE Mistletoe ST
	Pierre	25-05134	David C Estus & Judy L Estus	1402 SE Navajo LN
	Pierre	25-05358	Lorraine Campora & Lorraine Occhiogrosso	872 SE Thornhill DR
	Pierre	25-05445	Angel G Lopez & Andre A Gotay Canales	933 SE Lansdowne AVE
	Pierre	25-05921	Stephen C Connelly (EST)	732 SE Fallon Dr
	Pierre	25-05929	Juan C Varela Lopez & Besy Y Galeano Acosta	949 SE Albatross AVE
	Pierre	25-06486	Joseph G Thomas	890 SE Walters TER
	Pierre	25-06522	Marcia W Litvin	938 SE Breakwater AVE
	Pierre	25-06530	Jack Grant Maxwell (LF EST)	938 se Browning AVE
	Pierre	25-06843	Janeth M Perez	3533 SE Gay CT

Code Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	24-02159	William E Combs	301 SW Buxton AVE
	Bender	25-04447	Timothy P McKay	142 NE Twylite Ter
	Capp	25-00703	Andrew G Rosas	1649 SW Taurus LN
	Capp	25-02460	Warren E Tarrant & Georgiana J Allen-Tarrant	121 SE Duval AVE
	Capp	25-05295	Camila Mathura	1932 SW Airoso BLVD
	Peco	25-01252	Olemedo C Rodriguez	2262 SE Carnation RD
	Peco	25-06265	Isnaelle Arthur & Mirlande Estinfort	2443 SE Wishbone RD
	Peco	25-06905	Douglas Bickings	2415 SE Shipping Rd
	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	25-01791	David Marques & Kristin Marques	1651 SE Mistletoe ST
	Pierre	25-06486	Joseph G Thomas	890 SE Walters Ter
	Pierre	25-06843	Janeth M Perez	3533 SE Gay Ct



Agenda Summary

2025-562

Agenda Date: 6/18/2025

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	25-07413	Ricardo Aurelio Melendez Guerrero	401 NW Lincoln Ave
	Bender	25-07479	Lin Wilson	643 SW Ivanhoe Dr
	Bender	25-07682	Patricia Ocallaghan	782 NW Selvitz RD
	Bender	25-09107	Ernelle Brutus-Nunes	1740 SE Clearmont St
	Peco	25-07024	Susan Tower (EST)	2092 SE Parkwood CIR
	Peco	25-07025	Rachael A Ackley	2251 SE Shipping Rd
	Peco	25-07988	Christopher R Starr & Rische E Starr	1898 SE Erwin Rd
	Peco	25-08209	A2Z MOBILE NOTARY SERVICES LLC	2132 SE Flanders RD
	Peco	25-08275	Novelette Holness & Knottalee Knott	1126 SE Mcfarlane AVE
	Wise	25-08738	Fidel Arroyo & Guisela Julia Correa	1351 SW Stony AVE

Code Violations Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	25-07413	Ricardo Aurelio Melendez Guerrero	401 NW Lincoln Ave
	Capp	25-08236	MARSHALL PROPERTY HOLDINGS LLC	365 SW Todd Ave
	Peco	25-08209	A2Z MOBILE NOTARY SERVICES LLC	2132 SE Flanders Rd
	Peco	25-08275	Novelette Holness & Knottalee Knott	1126 SE Mcfarlane AVE
	Pierre	25-05134	David C Estus & Judy L Estus	1402 SE Navajo LN
	Pierre	25-06530	Jack Grant Maxwell (LF EST)	938 SE Browning Ave
	Wise	25-08738	Fidel Arroyo & Guisela Julia Correa	1351 SW Stony AVE



Agenda Summary

2025-563

Agenda Date: 6/18/2025

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.

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
	Bender	24-19578	Jacques Gervais	715 NE Galilean ST
	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	25-00364	Carolyn A Chambers (TR)	555 NW Marion AVE
	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	25-00888	John T Gleason & Thomas F Gleason (EST)	301 NE Floresta Dr
	Bender	25-00986	Bruce V Chambers	749 NW Cardinal Dr
	Bender	25-02866	Patricia Ocallaghan	782 NW Selvitz RD
	Capp	25-01440	Gladys Lemorin	193 SE Fallon Dr
	Dickerson	22-08027	Neel's Real Estate LLC	207 SW Port St Lucie BLVD
	Peco	24-19001	Denard Smith II	1286 SE Rickenbacker TER
	Peco	24-19732	Robin A Franklin & Gina L Franklin	2409 SE Gowin DR
	Peco	25-00884	Gary Louis & Anne St Amour Xavier : Catherine Jean	1101 SE Menores Ave
	Peco	25-00951	Andrew T Bieger	1872 SE Enfield Ave
	Peco	25-01361	David R Livermore & Marie Livermore	2049 SE Oxmoor TER
	Peco	25-01396	Lorraine Sullivan & Gerald Desmarais	2266 SE Seafury LN
	Peco	25-02338	Garrett Anderson	1722 SE Burgundy LN

	Pierre	24-19074	Deutsche Bank National Trust Company (TR)	3204 SE Quay ST
	Pierre	25-00476	Yanique Roye & Cecil Roye : Veronica Rhoden-Roye	3541 SE Hyde CIR
	Pierre	25-01112	Willio Laguerre	3445 SE Hart CIR

Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	24-19578	Jacques Gervais	715 NE Galilean ST
	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	25-00364	Carolyn A Chambers (TR)	555 NW Marion AVE
	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	25-00888	John T Gleason & Thomas F Gleason (EST)	301 NE Floresta Dr
	Bender	25-00986	Bruce V Chambers	749 NW Cardinal Dr
	Bender	25-02866	Patricia Ocallaghan	782 NW Selvitz RD
	Dickerson	22-08027	Neel's Real Estate LLC	207 SW Port St Lucie BLVD
	Peco	24-19001	Denard Smith II	1286 SE Rickenbacker TER
	Peco	25-00884	Gary Louis & Anne St Amour Xavier : Catherine Jean	1101 SE Menores Ave
	Peco	25-00951	Andrew T Bieger	1872 SE Enfield Ave
	Peco	25-01361	David R Livermore & Marie Livermore	2049 SE Oxmoor TER
	Peco	25-01396	Lorraine Sullivan & Gerald Desmarais	2266 SE Seafury LN
	Peco	25-02338	Garrett Anderson	1722 SE Burgundy LN
	Pierre	24-19074	Deutsche Bank National Trust Company (TR)	3204 SE Quay ST
	Pierre	25-01112	Willio Laguerre	3445 SE Hart CIR



Agenda Summary

2025-564

Agenda Date: 6/18/2025

Agenda Item No.: 11.a

Placement: New Business

Action Requested: Motion / Vote

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

Submitted By: Sara Brown, Project Coordinator, NSD.

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

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

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

Alternate Recommendations:

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

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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

Certification of Fines Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Gomez	24-17042	Adam Prescott Kinloch	2170 SE Glenrock TER

Next Magistrate Hearing – June 25, 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

Next Magistrate Hearing – June 25, 2025 SM Pelletier

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



Agenda Summary

2025-567

Agenda Date: 6/18/2025

Agenda Item No.: 12.a

Placement: New Business

Action Requested: Motion / Vote

Hear Modification Request 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
	Rojas	24-11097	M and J Property Solutions LLC	2101 SE Holland St

Modification Requests

#	Division	Case No.	Respondent(s)	Respondent Address



Agenda Summary

2025-568

Agenda Date: 6/18/2025

Agenda Item No.: 13.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

#	Division	Case No.	Respondent(s)	Respondent Address
	Rojas	98-08-0761	Pierre J. and Karen M. Mesadieu	343 SW Eastport Cir
	Rojas	98-12-0515	Bettie D. Leniere	125 SE Crosspoint
	Rojas	99-05-0580	Joseph and Kathleen Duncan	1301 SE Elyton Ct
	Rojas	99-06-0483	Bruce V. Chambers	749 NW Cardinal Dr
	Rojas	99-06-0674	Arnold Zimmerman	261 SW Bridgeport Dr
	Rojas	99-06-0905	James D. Jones	1661 SW Falmouth Ave
	Rojas	99-07-0108	George E. Dewitt	573 NW Placid Ave
	Rojas	99-07-0847	James Carl Altosta	2281 SW Crosspoint St
	Rojas	99-10-0360	Ansoro and Mernia Taylor	650 SW Fair Ave
	Rojas	00-01-0376	Jay E. Carpenter	1793 SW Camelo Blvd
	Rojas	00-04-0843	Nadine DE Young	267 SW Homeland Road
	Rojas	00-07-4226	Terrence M. Toohey	2541 SE Hemsing St
	Rojas	01-02-0599	Terrence M. Toohey	2541 SE Hemsing St
	Rojas	01-05-0524	Terrence M. Toohey	2541 SE Hemsing St
	Rojas	02-04738	Terrence M. Toohey	2541 SE Hemsing St
	Rojas	04-02421	Terrence M. Toohey	2541 SE Hemsing St
	Rojas	00-09-0553	Fred and Virginia Facardi	425 SW Friar St
	Rojas	01-05-0247	Christopher Buckman	1319 SW Porter Rd
	Rojas	01-08-0198	Francisco and Vicky Delacruz	2180 SE Floresta Dr
	Rojas	01-11-0365	Anne J. Bischoff	755 SE Albatross Ave
	Rojas	01-11-0441	Robert and Linda Jardine	3442 SW Emden St
	Rojas	02-00428	Duane and Joe Brown	625 SW Lucero Dr
	Rojas	02-05517	Dennis Respol, Jr and Dennis Respol Sr	2633 SW Tanforan Blvd
	Rojas	02-05916	Thomas Bridges	774 SE Chaloupe Ave
	Rojas	03-01277	Debra Toney	2171 SE Midtown Rd
	Rojas	03-03646	Robert and Lisa Miller	2274 SE Sesame

	Rojas	03-04019	Bent M. Solomon	3305 SW Mundy St
--	-------	----------	-----------------	------------------

Vacate Requests

#	Division	Case No.	Respondent(s)	Respondent Address