

City of Port St. Lucie

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



Meeting Agenda

Wednesday, June 11, 2025

9:00 AM

City Hall, Council Chambers

Special Magistrate Hearing

1. **Meeting Called to Order**
 2. **Pledge of Allegiance**
 3. **Swearing in Code Specialist and/or Building Investigators**
 4. **Approval of Minutes**
 5. **Late Abatements and/or Postponements**
 6. **Approval of Agenda**
 7. **Introduction of Cases**
 8. **Solid Waste Certification of Fines**
 - 8.a Hear Solid Waste Certification of Fines Cases and Approve the Staff Recommendation [2025-542](#)
 9. **Code Violations**
 - 9.a Hear Code Violations Cases and Approve the Staff Recommendation [2025-543](#)
 10. **Certification of Fines**
 - 10.a Hear Certification of Fines Cases and Approve the Staff Recommendation [2025-545](#)
 11. **Certification of Fines Special Requests**
 - 11.a Hear Certification of Fines Special Requests Cases and Approve the Staff Recommendation [2025-546](#)
 12. **Vacant Lot Certification of Fines**
 - 12.a Hear Vacant Lot Certification of Fines Cases and Approve the Staff Recommendation [2025-547](#)
 13. **Vacant Lot Violations**
 - 13.a Hear Vacant Lot Violations Cases and Approve the Staff Recommendation [2025-544](#)
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- 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

2025-542

Agenda Date: 6/11/2025

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

#	Specialist	Case No.	Respondent(s)	Respondent Address
	Emmert	25-03383	AG and JM LLC	682 NE Newhall Ln
	Emmert	25-04146	Ainsworth W Barronette	755 SW Avens St
	Emmert	25-04208	Jennifer Nerette & Beethoven Geffrard	4666 SW Eagle St
	Herzog	25-04186	The Wims Family Land Trust Agreement	750 SW Monsoon Rd
	Kashatus	25-03201	Russell L Counts III	4672 SW Wade Dr
	Matute	25-02260	Jacqueline Denize & Dyna R Mercier	2013 SE West Dunbrooke Cir
	Matute	25-04249	Williams Joseph	353 NW Ferris Dr
	Matute	25-04339	Jeanita Marseille	4380 SW Calah Cir
	Mendoza	25-03506	Damaso Gonzalez & Susan D Perez	1748 SW Congo St
	Peco	25-03996	Caleme Marius & Maxelia Saint-Fleur Marius	2285 SE Seafury Ln
	Wise	25-03220	SRP SUB LLC	3833 SW McKim St
	Young	25-04243	FYR SFR Borrower LLC c/o Havenbrook Homes	213 SW Crescent Ave

Solid Waste Certification of Fines

#	Specialist	Case No.	Respondent(s)	Respondent Address
	Matute	25-02260	Jacqueline Denize & Dyna R Mercier	2013 SE West Dunbrooke Cir
	Matute	25-04339	Jeanita Marseille	4380 SW Calah Cir



Agenda Summary
2025-543

Agenda Date: 6/11/2025

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	24-09131	LTR Exquisite Shoppes Condominium Assoc	1016 SW Bayshore Blvd
	Dickerson	24-10356	GSK Investments LLC	1780 SE Hillmoor Dr
	Dickerson	24-14094	SE HILLMOOR LLC	1900 SE Hillmoor Dr
	Dickerson	25-03998	SS Diamond Lure Port St Lucie LLC	2210 SW Gatlin Blvd
	Dickerson	25-04744	City Centre LLC	1973 SW Savage Blvd
	Herzog	25-00117	678 SW Pueblo Ter LLC	678 SW Pueblo Ter
	Herzog	25-03953	The Wims Family Land Trust Agreement	750 SW Monsoon Rd
	Herzog	25-03960	Virginia Piscazzi & Vito Piscazzi	321 SW Tulip Blvd
	Herzog	25-03961	David Rowe	329 SW Tulip Blvd
	Herzog	25-03969	Gloria P Williams	425 SW Tulip Blvd
	Herzog	25-04487	Leonord Zidor & Sophonie Zidor	762 SW Gretchen Ter
	Herzog	25-04769	Thomas John Canna	157 SW Oakridge Dr
	Herzog	25-04779	Corey D Taylor & Regina M Taylor	2350 SE Watercrest St
	Herzog	25-04970	Savyonit 2020 LLC	1761 SW Cashmere Blvd
	Herzog	25-04978	Joanne Dzedzic	1681 SW Clover St
	Huckstable	25-02473	Jean L Saintil & Manise C Saintil	5977 NW Baynard Dr
	Huckstable	25-02657	Arbor Village Home LLC	1659 SW Lexington Dr
	Huckstable	25-02687	Arbor Village Home LLC	6458 NW Foxglove St
	Laird	24-02598	Tropical Shoppes of Bayshore Condominium Association Inc	988 SW Bayshore Blvd
	Laird	25-09139	DEE-ED LLC	1290 SW BAYSHORE BLVD
	Williams	25-01102	Real Sub LLC	3225 SW Port St Lucie Blvd
	Williams	25-03291	John A Gabriel & Susan Gabriel	462 SE Port St Lucie Blvd
	Williams	25-05154	STORE MASTER FUNDING XIX LLC	808 SW Glenview Ct

	Williams	25-05923	MACMILLAN REAL ESTATE LLC	461 SW Port St Lucie Blvd
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Code Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Dickerson	24-10356	GSK Investments LLC	1780 SE Hillmoor Dr
	Dickerson	24-14094	SE HILLMOOR LLC	1900 SE Hillmoor Dr
	Dickerson	25-03998	SS Diamond Lure Port St Lucie LLC	2210 SW Gatlin Blvd
	Dickerson	25-04744	City Centre LLC	1973 SW Savage Blvd
	Herzog	25-03953	The Wims Family Land Trust Agreement	750 SW Monsoon Rd
	Herzog	25-03960	Virginia Piscazzi & Vito Piscazzi	321 SW Tulip Blvd
	Huckstable	25-02473	Jean L Saintil & Manise C Saintil	5977 NW Baynard Dr
	Huckstable	25-02657	Arbor Village Home LLC	1659 SW Lexington Dr
	Huckstable	25-02687	Arbor Village Home LLC	6458 NW Foxglove St
	Laird	24-02598	Tropical Shoppes of Bayshore Condominium Association Inc	988 SW Bayshore Blvd
	Laird	25-09139	DEE-ED LLC	1290 SW Bayshore BLVD



Agenda Summary
2025-545

Agenda Date: 6/11/2025

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
	Dickerson	24-19029	Real Sub LLC	1091 SE Port St Lucie Blvd
	Dickerson	24-19381	Tigerfish Real Estate LLC	1090 SE Port St Lucie Blvd
	Dickerson	24-19390	PSL Sunshine Properties LLC	220 SW Port St Lucie Blvd
	Dickerson	24-19394	Racetrac Petroleum Inc	221 SW Port St Lucie Blvd
	Dickerson	24-19750	St Lucie Enterprises LLC	1924 SW Gatlin Blvd
	Dickerson	24-19751	Racetrac Petroleum Inc	2031 SW Gatlin Blvd
	Herzog	25-01201	Bashir M Alayyan & Fatima Alayyan	273 SW Moselle Ave
	Laird	24-17274	491 SW PSL Real Estate, LLC	491 SW Port St Lucie Blvd

Vacant Lot Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Huckstable	25-05471	Scott Mateyunas	1034 SW Janette Ave
	Huckstable	25-05472	Deborah Dugan	2683 SW Cameo Blvd
	Huckstable	25-05710	George R F Yee	4301 SW Jaunt Rd
	Huckstable	25-05817	Robert Young	2789 SE Bluem Way
	Huckstable	25-07692	Ivy L Bennett	5249 NW Gamma St



Agenda Summary
2025-546

Agenda Date: 6/11/2025

Agenda Item No.: 11.a

Placement: New Business

Action Requested: Motion / Vote

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

Submitted By: Sara Brown, Project Coordinator, NSD.

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

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

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

Alternate Recommendations:

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

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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Certification of Fines Special Requests

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



Agenda Summary
2025-547

Agenda Date: 6/11/2025

Agenda Item No.: 12.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.

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Vacant Lot Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Huckstable	25-00250	Adam Chu	4271 SW Xenon St
	Huckstable	25-00254	Lauren Fancera & Lauren Plosica	1762 SE Westmoreland Blvd

Next Magistrate Hearing – June 18, 2025 SM Davis

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

Vacant Lot Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Huckstable	25-00250	Adam Chu	4271 SW Xenon St
	Huckstable	25-00254	Lauren Fancera & Lauren Plosica	1762 SE Westmoreland Blvd



Agenda Summary
2025-544

Agenda Date: 6/11/2025

Agenda Item No.: 13.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	25-05471	Scott Mateyunas	1034 SW Janette Ave
	Huckstable	25-05472	Deborah Dugan	2683 SW Cameo Blvd
	Huckstable	25-05473	Jerrad A O'Connor	2541 SE Lyman Cir
	Huckstable	25-05710	George R F Yee	4301 SW Jaunt Rd
	Huckstable	25-05817	Robert Young	2789 SE Bluem Way
	Huckstable	25-06800	Lynn Aluskewicz & John W Aluskewicz (EST)	1710 SW Hampshire Ln
	Huckstable	25-07692	Ivy L Bennett	5249 NW Gamma St

Vacant Lot Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Huckstable	25-05471	Scott Mateyunas	1034 SW Janette Ave
	Huckstable	25-05472	Deborah Dugan	2683 SW Cameo Blvd
	Huckstable	25-05710	George R F Yee	4301 SW Jaunt Rd
	Huckstable	25-05817	Robert Young	2789 SE Bluem Way
	Huckstable	25-07692	Ivy L Bennett	5249 NW Gamma St