

City of Port St. Lucie

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



Meeting Agenda

Wednesday, June 17, 2026

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 4/8/2026, 4/15/2026 and 5/6/2026 Cases and Approve the Staff Recommendation [2026-535](#)
 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 [2026-536](#)
 9. **Modification Requests**
 - 9.a Hear Modification Requests Cases and Approve the Staff Recommendation [2026-537](#)
 10. **Business Tax Violations**
 - 10.a Hear Business Tax Violations Case Presentations to Determine Violation of City Code and Set Compliance Deadline [2026-538](#)
 11. **Business Tax Certification of Fines**
 - 11.a Hear Business Tax Certification of Fines Case Presentations to Determine Compliance with City Code and Imposition of a Fine [2026-539](#)
 12. **Code Violations**
 - 12.a Hear Code Violations Cases and Approve the Staff Recommendation [2026-540](#)
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13. Code Violations Special Requests

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

[2026-541](#)

14. Certification of Fines

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

[2026-542](#)

15. Certification of Fines Special Requests

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

[2026-543](#)

16. How Parties are Notified**17. Introduction of Cases Without Parties Present****18. Public to be Heard****19. 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

2026-535

Agenda Date: 6/17/2026

Agenda Item No.: 4.a

Placement: Approval of Minutes

Action Requested: Motion / Vote

Hear Approval of Minutes for 4/8/2026, 4/15/2026 and 5/6/2026 Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Special Projects 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 Special Magistrate hearing minutes.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Approve previous Special 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 8, 2026

9:00 AM

City Hall, Council Chambers

1. Meeting Called to Order

A Special Magistrate Hearing of the City of Port St. Lucie was called to order by Special Magistrate Keith Davis on April 8, 2026, at 9:12 AM, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Keith Davis Esq., Special Magistrate
Sara Brown, Project Coordinator
Steve Owens, Code Compliance Supervisor
Rachel Knaggs, Code Compliance Officer
Michael Dickerson, Code Compliance Officer
Tyler Herzog, Code Compliance Officer
Evelyn Rojas, Lien Services Officer
Mathew Rouselle, Business Tax Compliance Officer
KeAndrea Davis, Deputy City Attorney
Jasmin De Freese, 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 the Code Compliance Officers and City staff.

4. Approval of Minutes

4.a Hear Approval of Minutes for 12/10/2025 and 1/21/2026

[2026-333](#)

Cases and Approve the Staff Recommendation

Special Magistrate Davis stated he has approved the December 10, 2025, and January 21, 2026, Special Magistrate Hearing minutes as submitted.

5. Late Abatements and/or Postponements

Project Coordinator Brown indicated that case numbers #25-07201, #26-00290, #26-00983, #26-00987, #25-12497, and #25-11647 were postponed; and case numbers #24-13180, #26-03291, and #25-18311 were abated.

6. Approval of Agenda

Special Magistrate Davis approved the Agenda.

7. Introduction of Cases

8. Business Tax - Determine Violation

8.a Hear Business Tax Case Presentations to Determine Violation
of City Code and Set Compliance Deadline[2026-321](#)

(Clerk's Note: The Business Tax cases were heard after the Modification Requests.)

Business Tax Compliance Officer Mathew Rouselle read the following into the record: Regarding the following cases entered into public record, our Business Tax Compliance Officer investigated the businesses and found violations do exist. A reasonable date for compliance was subsequently given, but upon re-investigation it was confirmed that compliance was not achieved. A formal Notice of Hearing was issued for today's hearing, and the respondent has failed to appear. The City requests that these cases be found in violation of their respective listed code sections and be given one week from the hearing date to bring the property into compliance. Should compliance not be met, the City requests that a future hearing be scheduled to determine whether to impose a fine.

Project Coordinator Brown read into the record the following Business Tax cases without parties present, Agenda items 17 through 23:

BT-24-00333 - 1449 SE Appamattox Ter
BT-24-00223 - 303 SE Fisk Rd
BT-24-00259 - 1450 SW Herder Rd
BT-24-00373 - 613 SW Hillsboro Cir
BT-24-00048 - 3598 SW Rivera St
BT-24-00380 - 1774 SW Mackenzie St
BT-24-00328 - 1050 SW Mataro Ave

Special Magistrate Davis stated he will sign the appropriate orders.

9. Business Tax - Certification of Fines

9.a Hear Business Tax Certification of Fines Case Presentations
to Determine Compliance with City Code and Imposition of a
Fine[2026-322](#)

Business Tax Compliance Officer Mathew Rouselle noted that BT-24-00085 and BT-25-00690 have been abated. He read the following into the record: Regarding the following cases entered into public record, a

violation hearing was held and the date of compliance was issued by the Special Magistrate. Upon re-inspection by the Business Tax Compliance Officer, it has been determined that compliance has not been achieved for the violations of the respective listed sections of the Code. A formal Notice of Hearing was issued for today's hearing, and the respondent has failed to appear. The City requests that the fines be certified and administrative costs be assessed and awarded to the City.

Project Coordinator Brown read into the record the following Business Tax cases without parties present:

BT-25-00092 - 613 SW Hillsboro Cir
BT-24-00423 - 602 SE Ron Rico Ter
BT-24-00080 - 10807 SW Visconti Way

10. Solid Waste Certification of Fine

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

[2026-334](#)

(Clerk's Note: The Solid Waste Certification of Fines cases were heard first.)

The following Solid Waste Certification of Fines cases were read into the record by Project Coordinator Brown, as no one was present for these cases:

#25-18803 - 2441 SE West Blackwell Dr
#26-00221 - 4192 SW Winslow St
#25-18858 - 709 SE Calmoso Dr

The Project Coordinator read the following into the record: A Notice of Hearing or Notice of the Certification of Fine was sent to the violator by Certified Mail Return Receipt Requested to the address listed in the Tax Collector's Office for tax notices or to the address listed in the County Property Appraiser's Database. If the green card was returned, it was placed in the file and was either signed, unsigned or unclaimed. Ten days before the hearing, 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 dates and places of its posting. If the certification card was not returned to the Office of Solid Waste, 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 today's hearing are kept and maintained as public records of the City of Port St. Lucie's Office of Solid Waste.

Special Magistrate Davis stated he will sign the appropriate orders.

11. Modification Requests

11.a Hear Modification Requests Cases and Approve the Staff Recommendation

[2026-335](#)

(Clerk's Note: The Modification Requests cases were heard after the Solid Waste cases and before the Business Tax cases.)

Project Coordinator Brown read the following Modification Requests into the record:

#21-07668 - 2249 SE Friendship St
#16-05521 - 253 SE Floresta Dr
#23-01591 - 253 SE Floresta Dr
#23-11136 - 253 SE Floresta Dr
#24-12906 - 253 SE Floresta Dr
#24-19893 - 253 SE Floresta Dr
#25-07201 - 253 SE Floresta Dr
#25-04588 - 2302 SE Leithgow St
#24-31496-BL - 1631 SW Rutland St
#24-31590- BL - 10842 SW Tradition Pkwy
#23-30603-BL - 6501 NW Workshop Center Lndg

Evelyn Rojas, Lien Services Department, read the following into the record: These modifications were 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 14 have been agreed upon prior to this hearing and require an order to be signed by the Magistrate. Special Magistrate Davis stated he will sign the appropriate orders for these modification requests.

PARTIAL RELEASE REQUESTS

Ms. Rojas read the following into the record: Section 37.13 of the City Code provides the Special Magistrate may partially release a non-offending property from a lien on an offending property. In this case, the non-offending property is 2806 S US-1 Highway and the offending property is 517 NW Enterprise Drive. Both properties are owned by a company, Ivest LP, who submitted an application for a partial release, so they can sell the non-offending property and convey clear title. The liens will remain on the offending property until the violations have been

corrected and the fines have been paid. If the partial release is approved, the order will include provision and administrative hard costs attributed to the offending property, and must be paid by the applicant before the partial release is recorded.

Special Magistrate Davis stated he will sign the partial release requests. At this time, Ms. Rojas noted that these requests are for 517 NW Enterprise Drive and 513 NW Enterprise Drive.

12. Code Violations

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

[2026-336](#)

31. HERZOG / CASE NO. 25-16338 / 2457 SW MERCER ST

Code Compliance Officer Tyler Herzog read the case presentation and Staff's recommendations into the record. He presented photos - of the subject property including the pavers, lights, and reflectors in violation - taken at the time of the inspections.

The Deputy City Clerk swore in Respondent Andrew Keshner, who explained that regarding Section 41.08(h)(1), pavers improve the safety. Placement alone is not a violation under the City Code, and the drainage channel remains functional. He stated that for Section 56.25(b), the swale was already stabilized and is functioning properly. Respondent Keshner indicated these are not violations of the City Code and requested the violations be dismissed.

Officer Rachel Knaggs explained how the swale area and system were designed for sod, and that only the round cement buttons are permitted in the swale area. Special Magistrate Davis and Officer Knaggs discussed the violations and code sections in more detail at this time.

Respondent Keshner stated it was safer for a car to pull over on the pavers versus uneven, muddy ground and the clay pavers are five feet away from the swale. Officer Knaggs reiterated that City Code states the entire section must be sodded.

Special Magistrate Davis and Officer Knaggs discussed permitting requirements and what was allowed in the swale area. Respondent Keshner stated that permits are only required for permanent structures. Officer Knaggs presented an aerial view of the subject property, showing the property line and swale area.

Special Magistrate found the City had proper notice. Based on the

testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline of June 5, 2026. He stated the City can re-notice the case, if it needs to be brought back.

30. DICKERSON / CASE NO. 26-00469 / 2732 SW CASELLA ST

Code Compliance Officer Michael Dickerson read the case presentation and Staff's recommendations into the record. He presented photos of the subject property taken at the time of the inspections. Code Compliance Officer Dickerson explained the Respondent is the new owner of the property and was unaware of the zoning status. He stated the Respondent is working with the Planning & Zoning department on compliance.

The Deputy City Clerk swore in Respondent Cory Fischman, who indicated he was made aware by the previous owner of some work that needed to be completed. He explained when he eventually saw the notice on the property, he immediately began working on compliance. Respondent Fischman stated he was also working on a Site Plan and requested additional time. The City did not oppose a 60 to 90 day extension.

Special Magistrate Davis found proper notice. He stated, based on the evidence, the property remains in violation as cited and set a compliance date of July 10, 2026. Special Magistrate Davis told the Respondent to stay in touch with the City if he finds he needs additional time.

At this time, Project Coordinator Brown noted that Case No. 25-18311 has been abated.

13. Code Violations Special Requests

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

[2026-337](#)

(Clerk's Note: The Code Violations Special Requests cases were heard after the Certification of Fines cases.)

39. PECO/OWENS / CASE NO. 26-04019 / 1331 SE LADNER ST

On behalf of Officer Peco, Supervisor Steve Owens read the case presentation and Staff's recommendations into the record. He presented photos - of the subject property, mildew on walls, posting of property, pool enclosure missing screens, storm shutters on windows, unmaintained pool, open storage, and exterior structure in need of maintenance - taken at the time of the inspections. Supervisor Owens struck violation 41.08(a) from the record. He noted the opaque screening was an attempt by the Respondent to secure the pool.

The Deputy City Clerk swore in Respondent Robert Karbacka, who explained he tried to secure the pool temporarily and that some of the panels have been rescreened. He stated he was also working on cleaning the pool. Respondent Karbacka discussed his hardships and health problems. He stated he was not ignoring the violations and was working towards compliance. He requested an extension of two weeks.

Special Magistrate Davis stated he would not grant extended time for the pool due to safety reasons and granted the City authority to abate the pool violations starting 4/9/2026. Officer Knaggs indicated the City was not opposed to granting additional time for the other violations, if the pool can be secured prior to the City's vendor being available to abate the violation. Special Magistrate Davis, the City, and Respondent Karbacka discussed the safety of the pool and what was required for compliance.

Respondent Karbacka asked for two days to finish repairing the screens. Supervisor Owens explained he will have to do the inspection tomorrow and the vendor will have to order the pool cover. Special Magistrate Davis stated he will sign that order.

14. Vacant Lot Violations

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

[2026-338](#)

There was nothing to be heard under this item.

15. Certification of Fines

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

[2026-339](#)

(Clerk's Note: The Certification of Fines cases were heard after the Code Violations cases.)

47. HERZOG / CASE NO. 25-14550 / 830 SW BELLEVUE AVE

Code Compliance Officer Tyler Herzog read the case presentation and Staff's recommendations into the record. He presented photos - of the subject property, mildew on walls, open storage, and posting of property - taken at the time of the inspections. He stated the City has received multiple police reports of multi-family living, which has been confirmed.

The Deputy City Clerk swore in Respondent Fred Gill, who explained he has been trying to work on the violations, but he was in jail for 30 days and has medical conditions. He indicated his former girlfriend moved out, and

he has been trying to evict the other two women via the court system. Officer Herzog noted that the high grass and weeds have since been cut, otherwise no progress has been made.

Officer Knaggs stated that per the police reports, there were upwards of 5 to 6 people living in the home and the eviction process could take another 30 days. She recommended having the Respondent apply for a modification once he comes into compliance.

Special Magistrate Davis found the City has proper notice. He stated that based on the evidence, the property remains in violation and has not complied with the order. Special Magistrate Davis granted the relief requested by the City and certified the fine in the amount of \$75/day and \$411 in administrative costs. He explained the Respondent can reach out to the City for a modification once the property is in compliance.

16. Certification of Fines Special Requests

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

[2026-340](#)

48. HERZOG / CASE NO. 25-17139 / 750 SW MONSOON RD

Code Compliance Officer Tyler Herzog read the case presentation and Staff's recommendations into the record. He presented photos - of the subject property before and after the grass was cut by the City, and posting of property - taken at the time of the inspections.

Special Magistrate Davis noted the Respondent was not present and found the City to have property notice. He stated the property did not comply with the order from the 1/21/2026 violation hearing and the City abated the violation, as the property is now in compliance. Special Magistrate Davis assessed the abatement costs of \$225.00 and the administrative costs of \$411.00.

17. Vacant Lot Certification of Fines

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

[2026-341](#)

17.a HEAR VACANT LOT CERTIFICATION OF FINES CASES AND
APPROVE THE STAFF RECOMMENDATION

There was nothing to be heard under this item.

18. How Parties are Notified

Project Coordinator Brown read the following into the record: A Notice of Hearing

or Notice of the Certification of Fine was sent to the violator by Certified Mail Return Receipt Requested to the address listed in the Tax Collector's Office for tax notices or to the address listed in the County Property Appraiser's Database. If the green card was returned, it was placed in the file and was either signed, unsigned or unclaimed. Ten days before the hearing, 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 dates 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 is 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.

19. Introduction of Cases Without Parties Present

Rachel Knaggs, Neighborhood Services, read the following into the record: Regarding the following cases entered into public record, our Code Compliance Officers inspected the properties and found violations do exist. A reasonable date for compliance was subsequently given, but upon reinspection it was confirmed that compliance was not achieved. A formal Notice of Hearing was issued for today's hearing and the respondent has failed to appear. The City requests that these cases be found in violation of their respective listed code sections and be given until April 15, 2026, to bring the property into compliance. Should compliance not be met, the City requests that a future hearing be scheduled to determine and impose an appropriate fine.

Project Coordinator Brown read the cases without parties present into the record:

#26-00281 - 2532 SW Warwick St

#25-14506 - 9000 S US Highway 1

#26-02145 - 3225 SW Port St. Lucie Blvd

#26-00886 - 217 SW Christmas Ter

#26-02197 - 4634 SW Ulster St

Special Magistrate Davis indicated he found proper notice for these cases, based on the process utilized by the City. He stated he will sign the appropriate orders, based on the testimony placed in each of the records.

CERTIFICATION OF FINES

Officer Knaggs read the following into the record: Regarding the following cases entered into public record, a violation hearing was held, and a date of compliance was issued by the special magistrate. Upon re-inspection by a Code Compliance Officer, it was determined that compliance has not been achieved for the violations of the respective listed sections of the code. A formal Notice of Hearing was issued for today's hearing, and the respondent has failed to appear. The

City requests that the fines be certified and administrative costs be assessed and awarded to the City.

#25-15448 - 615 NW Enterprise Dr

#24-05018 - 8896 S US Highway 1

#25-16265 - 1924 SW Gatlin Blvd

#25-08706 - 126 SW Tulip Blvd

#25-07692 - 5249 NW Gamma St

Special Magistrate Davis stated he found proper notice. Based on the testimony read into the record, he will certify the fines and sign the orders.

20. Public to be Heard

There were no comments from the public.

21. Adjourn

There being no further business, the hearing was adjourned at 10:35 AM.

Jasmin De Freese, Deputy City Clerk

Typed by: Traci Mehl, Deputy 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 15, 2026

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 Esq. on April 15, 2026, at 9:02 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Keith Davis Esq., Special Magistrate
Sara Brown, Project Coordinator
Wesley Armstrong, Code Compliance Supervisor
Miguel Mendoza, Code Compliance Officer
Juan Armendarez, Code Compliance Officer
Sarah Peco, Code Compliance Officer
KeAndrea Davis, Deputy City Attorney
Jasmin De Freese, Deputy City Clerk

2. Pledge of Allegiance

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

3. Swearing in Code Specialist and/or Building Investigators

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

4. Approval of Minutes

There was nothing to be heard under this item.

5. Late Abatements and/or Postponements

Project Coordinator Brown indicated that the following case was postponed; 26-01479

Project Coordinator Brown indicated that the following cases were abated; 26-01208 and 25-09624.

6. Approval of Agenda

The Special Magistrate approved the agenda, as published.

7. Introduction of Cases

8. Code Violations**8.a** Hear Code Violations Cases and Approve the Staff Recommendation[2026-357](#)**7. MENDOZA / CASE NO. 26-02180 / 1631 SE FAIRFIELD ST**

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

The Deputy City Clerk swore in Respondent Gillies Viau, who stated that the window was for security because children were shooting the window with BB guns, and he matched the boarding the greenery, and that this was a garage window and there were other doors to use for safety. Supervisor Armstrong stated that most house fires start in the garage, so it was especially important to have ventilation and access for the Fire Department. The Special Magistrate informed that this was a violation of the Florida Building Code.

Mr. Viau then stated that he was trying to sell the car, but the DMV required that he put full coverage on the vehicle, which he did not want to do as he was not using the vehicle. He inquired if it could be stored behind his gate, to which Supervisor Armstrong replied that per Code, it was required to be in a garage/enclosed structure, not outside. Mr. Viau requested an extension of time, to which the City recommended 2 weeks.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by April 29, 2026.

8. PECO / CASE NO. 25-08433 / 391 SW FAIRWAY AVE

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

The Deputy City Clerk swore in Respondent John O'Conner, who stated that the property was in probate and would be transferred into his name in August. Mr. O'Conner stated that he could not get permits until it was in his name, but he could clean out the culvert. Supervisor Armstrong inquired if the Special Magistrate would be in favor of removing the driveway violation from the Order and only have the culvert violation, to which the Special Magistrate responded in the affirmative.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found that the property remained in violation for the culvert violation and removed the driveway violation per the City's request. He ordered a compliance deadline by April 22, 2026.

1. ARMENDAREZ / CASE NO. 25-15059 / 143 SW MILBURN CIR

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

The Deputy City Clerk swore in Respondent William Darby, who stated that he could not register the vehicle due to DUI charges, but if the charges were dropped, he could get his license and renew the vehicle. He requested additional time. The City deferred to the Special Magistrate for the time to be given and noted that they were comfortable with 30 days. The Special Magistrate noted that he would extend this to May 13th but would not be willing to go past May 20th.

The Special Magistrate continued this case to May 13, 2026.

9. Code Violations Special Requests

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

[2026-358](#)

17. ARMENDAREZ / CASE NO. 25-17060 / 4472 PALEY RD

Code Compliance Officer Armendarez read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. He stated that the overgrowth needed to be cut all the way back to the property line and 10 ft. high because Public Works could not currently access the canal for maintenance.

The Deputy City Clerk swore in Respondents Dawn Tate and John Tate (Ms. Tate's brother). Mr. Tate stated that he had been working on this, but he needed to buy a stronger chainsaw due to his breaking, and that he had gotten quotes. He requested additional time and stated that he could clean off the mold within a couple weeks. Supervisor Armstrong stated that he could speak on how often Public Works needed access, but that the department had reached out the Respondents. The Special Magistrate suggested a 3-week extension, to which the City did not object.

The Special Magistrate found proper notice and based on the testimony

and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by May 6, 2026. If compliance is not met by this date, he authorized the City to enter the property and abate the health, safety, and welfare violation and the costs will be determined at a later hearing.

16. ARMENDAREZ / CASE NO. 25-17561 / 3231 SE PINTO ST

Code Compliance Officer Armendarez read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. (Clerk's Note: The Respondent was not present.)

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by April 22, 2026. If compliance is not met by this date, he authorized the City to enter the property and abate the violation and assess the cost, and he granted all relief by the City.

18. MENDOZA / CASE NO. 26-01091 / 1991 SE AIRES LN

Code Compliance Officer Mendoza read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. (Clerk's Note: The Respondent was not present.)

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by April 22, 2026. If compliance is not met by this date, he authorized the City to enter the property and abate the violation and assess the cost, and he granted all relief by the City.

19. PECO / CASE NO. 25-16491 / 1210 SW AIROSO BLVD

Code Compliance Officer Miller read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. (Clerk's Note: The Respondent was not present.)

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by April 22, 2026. If compliance

is not met by this date, he authorized the City to enter the property and abate the violation and assess the cost, and he granted all relief by the City.

10. Certification of Fines

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

[2026-359](#)

There was nothing to be heard under this item.

11. Certification of Fines Special Requests

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

[2026-360](#)

29. PECO / CASE NO. 25-10372 / 1614 SE SANDIA DR

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

Attorney Ryan Lumbreras represented the applicant and stated that the Respondent was not contesting the hearing.

Based on the testimony and evidence presented, the Special Magistrate found that the property had come into compliance per the City, and he assessed abatement costs of \$225 and administrative costs \$411.

28. MENDOZA / CASE NO. 25-15974 / 801 SE KENDALL AVE

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

The Deputy City Clerk swore in Respondents Stacy Sweet and Norman Flowers. Mr. Flowers stated that he called Supervisor Armstrong and Officer Mendoza to inform that he could not make the first meeting but did not receive a response. The Special Magistrate inquired if the City had a written authorization to have Mr. Flowers represent Ms. Sweet for this hearing, to which both the City and Respondent responded in the negative. Mr. Flowers stated that he had a letter from the neighbors stating that they appreciated how it now looked, and that the bus driver chooses to use this route other than another route. He also stated that the stones were temporary until the new ones were made.

The Special Magistrate stated that they were not there to re-hear the

Violation Hearing, and that he heard that the City abated the violation by removing the stones. Mr. Flowers stated that he was not advised that there was a size limit to his new buttons, and that he had previously called the Code Compliance office to inform them about swale issues.

Officer Mendoza stated that they had informed him since last year that the buttons needed to be removed. Mr. Flowers reiterated that his complaints were not addressed and informed of issues. Supervisor Armstrong clarified that compliance had been met and this hearing was for the recovery of costs. Ms. Sweet informed that she did not deal with any of this.

Based on the testimony and evidence presented, the Special Magistrate found that the property was in compliance and assessed an \$809 abatement cost and \$411 administrative costs.

26. MENDOZA / CASE NO. 25-14789 / 1714 SE CLEARMONT ST

Code Compliance Officer Mendoza read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. (Clerk's Note: The Respondent was not present.)

Based on the testimony and evidence presented, the Special Magistrate found that the Respondent had failed to comply with the deadline set forth in the Violation Hearing. He certified the fine in the amount of \$125/day, up to a maximum of \$50,000, in addition to the administrative costs of \$411. The Special Magistrate authorized the City, per Section 162.08(5) of the Florida Statutes, to enter the property to abate the health, safety, and welfare violations.

27. MENDOZA / CASE NO. 25-15742 / 451 SE EVANS AVE

Code Compliance Officer Mendoza read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. (Clerk's Note: The Respondent was not present.)

Based on the testimony and evidence presented, the Special Magistrate found that the Respondent had failed to comply with the deadline set forth in the Violation Hearing. He assessed abatement costs of \$395 and administrative costs of \$411.

30. PECO / CASE NO. 25-15369 / 1974 SW SCORPIO LN

Code Compliance Officer Peco read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. (Clerk's Note: The Respondent was not present.)

Based on the testimony and evidence presented, the Special Magistrate found that the Respondent had failed to comply with the deadline set forth in the Violation Hearing. He granted all relief to the City and certified the fine in the amount of \$100/day, up to a maximum of \$50,000, in addition to abatement costs of \$1,200 and administrative costs of \$411.

31. PECO / CASE NO. 25-15990 / 1162 SW AIROSO BLVD

Code Compliance Officer Peco read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. (Clerk's Note: The Respondent was not present.)

Based on the testimony and evidence presented, the Special Magistrate found that the Respondent had failed to comply with the deadline set forth in the Violation Hearing. He certified the fine in the amount of \$225 abatement costs and administrative costs of \$411.

12. How Parties are Notified

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

13. Introduction of Cases Without Parties Present

CODE VIOLATIONS

Supervisor Armstrong read the following into the record: Regarding the following cases entered into public record, our Code Compliance Officers inspected the properties and found violations to exist. A reasonable date for compliance was subsequently given, but upon re-inspection it was confirmed that compliance was not achieved. A formal Notice of Hearing was issued for today's hearing, and the respondent has failed to appear. The City requests that these cases be found in violation of their respective listed code sections and be given until April 22, 2026, to bring the property into compliance. Should compliance not be met, the City requests that a future hearing be scheduled to determine and impose an appropriate fine.

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

26-00225 154 SW Wakefield Cir
26-01690 2586 SE Lily St
25-03099 471 SE Thanksgiving Ave
26-00384 2107 SE Stargrass St
26-01107 715 SE Evergreen Ter
26-03036 1633 SW Burlington St
26-01794 513 NW Floresta Dr
25-10335 140 SE Juper Ave
26-00523 1782 SE Elkhart Ter
26-02822 2272 SE Seafury Ln

CERTIFICATION OF FINES

Supervisor Armstrong read the following into the record: Regarding the following cases entered into public record, a violation hearing was held, and a date of compliance was issued by the special magistrate. Upon re-inspection by a Code Compliance Officer, it was determined that compliance has not been achieved for the violations of the respective listed sections of the code. A formal Notice of Hearing was issued for today's hearing, and the respondent has failed to appear. The City requests that the fines be certified and administrative costs be assessed and awarded to the City.

25-09987 1126 SE Clifton Ln
25-12442 1402 SE Navajo Ln
25-14096 949 SE Albatross Ave
25-15795 1300 SE Navajo Ln
25-17074 1196 SE Sabina Ln

14. Public to be Heard

There were no public comments to be heard.

15. Adjourn

There being no further business, the meeting was adjourned at 10:44 a.m.

Jasmin De Freese, Deputy City Clerk

City of Port St. Lucie
Special Magistrate Hearing
Meeting Minutes

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

Wednesday, May 6, 2026

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 Kelly Rodriguez Esq. on May 6, 2026, at 9:07 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Kelly Rodriguez Esq., Special Magistrate
Sara Brown, Project Coordinator
Rachel Knaggs, Code Compliance Officer
Brandon Miller, Code Compliance Officer
Nicolette Capp, Code Compliance Officer
Janna Williams, Lien Services Specialist
KeAndrea Davis, Deputy City Attorney
Jasmin De Freese, Deputy City Clerk

2. Pledge of Allegiance

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

3. Swearing in Code Specialist and/or Building Investigators

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

4. Approval of Minutes

4.a Hear Approval of Minutes for 4/1/2026 Cases and Approve the Staff Recommendation

[2026-420](#)

The Special Magistrate approved the April 1, 2026, meeting minutes as submitted.

5. Late Abatements and/or Postponements

Project Coordinator Brown indicated that the following cases were postponed; 26-02618

Project Coordinator Brown indicated that the following cases were abated; 26-02981, 26-03021.

6. Approval of Agenda

The Special Magistrate approved the agenda, as published.

7. Introduction of Cases

8. Modification Requests

- 8.a** Hear Modification Requests Cases and Approve the Staff Recommendation [2026-421](#)

Janna Williams, 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 1 through 6.

9. Code Violations

- 9.a** Hear Code Violations Cases and Approve the Staff Recommendation [2026-422](#)

There was nothing to be heard under this item.

10. Code Violations Special Requests

- 10.a** Hear Code Violations Special Requests Cases and Approve the Staff Recommendation [2026-423](#)

Code Compliance Officer Miller read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. (Clerk's Note: The Respondent was not present.)

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by May 13, 2026. If compliance is not met by this date, a hearing will be held to determine fines, and he authorized the City to enter the property and abate the violation and assess the cost.

11. Certification of Fines

- 11.a** Hear Certification of Fines Cases and Approve the Staff Recommendation [2026-424](#)

There was nothing to be heard under this item.

12. Certification of Fines Special Requests

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

[2026-425](#)

14. CAPP / CASE NO. 25-17989 / 1111 SW MIDLAND LN

Code Compliance Officer Capp read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. (Clerk's Note: The Respondent was not present.) Ms. Knaggs stated that this was too costly for the City to repair and the homeowner is now aware that they need to remedy this.

Based on the testimony and evidence presented, the Special Magistrate found that the Respondent had failed to comply with the deadline set forth in the Violation Hearing. He certified the fine in the amount of \$25/day, up to a maximum of \$50,000, in addition to the repair costs of \$5,000 and the administrative costs of \$411.

13. How Parties are Notified

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

14. Introduction of Cases Without Parties Present

Code Compliance Manager Knaggs read the following into the record: Regarding the following cases entered into public record, our Code Compliance Officers inspected the properties and found violations to exist. A reasonable date for compliance was subsequently given, but upon re-inspection it was confirmed that compliance was not achieved. A formal Notice of Hearing was issued for today's hearing, and the respondent has failed to appear. The City requests that these cases be found in violation of their respective listed code sections and be given

until May 13, 2026, to bring the property into compliance. Should compliance not be met, the City requests that a future hearing be scheduled to determine and impose an appropriate fine.

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

26-02963 2921 SW Romano Rd

26-02913 5792 NW Coosa Dr

26-16786 5488 NW Boydga Ave

15. Public to be Heard

There were no public comments to be heard.

16. Adjourn

There being no further business, the meeting was adjourned at 9:28 a.m.

Jasmin De Freese, Deputy City Clerk



Agenda Summary

2026-536

Agenda Date: 6/17/2026

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, Special Projects 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
	Emmert	26-03052	Miraclude Jean & Marie M Platel	3931 SW HABLOW ST
	Kashatus	26-02361	Natalia Abrazumov	4634 SW BABYLON ST
	Kashatus	26-03557	Covals K Douze	4519 SW YAMADA DR
	Mendoza	26-03121	Treasure Coast Land 93 LLC	402 SE SEAHOUSE DR
	Mendoza	26-03501	Ivanir DaRocha	2279 SE HADDON ST
	O'Malley	26-03135	Adrian Matiut	3126 SW CENTAMINO ST
	Peco	26-02148	Jolyne Augustin	2151 SW BURMAN LN



Agenda Summary

2026-537

Agenda Date: 6/17/2026

Agenda Item No.: 9.a

Placement: New Business

Action Requested: Motion / Vote

Hear Modification Requests Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Special Projects 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

#	Division	Case No.	Respondent(s)	Respondent Address
	Rojas	25-00674	Avrum Weinfeld (TR)	313 NW Dorchester St
	Rojas	24-32042 BL	Jays Fine Jewelry Inc	1623 NW St Lucie West Blvd



Agenda Summary

2026-538

Agenda Date: 6/17/2026

Agenda Item No.: 10.a

Placement: New Business

Action Requested: Motion / Vote

Hear Business Tax Violations Case Presentations to Determine Violation of City Code and Set Compliance Deadline

Submitted By: Sara Brown, Special Projects Coordinator, NSD.

Strategic Plan Link: The City's Goal of a high-performing city government organization.

Presentation Information: City staff will present evidence and testimony regarding an alleged violation of the City Code at the Respondent's property, after which the Special Magistrate will determine whether a violation exists and, if so, establish a deadline for compliance.

Staff Recommendation: Move that the Council determine whether the Respondent is in violation of City Code and, if so, set a deadline for compliance.

Background: A Code Compliance Officer discovered a violation of the City Code, notified the Respondent, and gave them a reasonable time to correct the violation. Upon determining that the violation was not corrected, the Code Compliance Officer requested a public hearing before the Special Magistrate. The purpose of this hearing is to determine whether the alleged code violation did in fact occur and, if so, whether the Respondent is legally responsible for that violation. At the conclusion of the hearing, the Special Magistrate issues an order setting a deadline for compliance. If the violation is not corrected by that deadline, a second public hearing is held at which time the Special Magistrate may impose a fine.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: Please see attached.

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.

Business Tax Violations

#	Division	Case No.	Respondent(s)	Respondent Address
	Rouselle	BT-26-00119	Juan G Tejada	5643 NW North Crisona Cir
	Rouselle	BT-26-00054	Wiston A Thompson Jr	6112 NW Ginger Ln
	Rouselle	BT-26-00114	Plantation Professional Holdings LLC	1400 SE Goldtree Dr
	Rouselle	BT-26-00135	Douglas J Still (TR) & Barbara Sheram T Still (TR) (EST)	992 SE Lansdowne Ave
	Rouselle	BT-24-00228	CA New Plan Victoria LP	247 SW Port ST Lucie Blvd
	Rouselle	BT-26-00013	CA New Plan Victoria LP	247 SW Port ST Lucie Blvd
	Rouselle	BT-26-00080	MIM Inc	3071 SW Port ST Lucie Blvd



Agenda Summary
2026-539

Agenda Date: 6/17/2026

Agenda Item No.: 11.a

Placement: New Business

Action Requested: Motion / Vote

Hear Business Tax Certification of Fines Case Presentations to Determine Compliance with City Code and Imposition of a Fine

Submitted By: Sara Brown, Special Projects Coordinator, NSD.

Strategic Plan Link: The City's Goal of a high-performing city government organization.

Presentation Information: City staff will present evidence and testimony regarding whether the property has achieved compliance with the Special Magistrate's prior order, after which the Special Magistrate will determine compliance status and, if applicable, impose a fine or costs.

Staff Recommendation: Move that the Council determine whether the Respondent has complied with City Code by the deadline previously set and, if not, issue an order imposing a fine

Background: The Special Magistrate issued an order finding the Respondent in violation of the City Code and set a deadline for compliance. Upon determining that the violation was not corrected, the Code Compliance Officer requested a public hearing before the Special Magistrate. The purpose of this hearing is to determine whether the Respondent complied with the compliance deadline. At the conclusion of the hearing, the Special Magistrate issues an order imposing a fine.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: Please see attached.

Attachments: Case Files

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.

Business Tax Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Rouselle	BT-24-00333	Norma E Andino	1449 SE Appamattox Ter
	Rouselle	BT-25-00777	SS Tuna Port St Lucie LLC c/o Superior Studs	2200 SW Gatlin Blvd



Agenda Summary

2026-540

Agenda Date: 6/17/2026

Agenda Item No.: 12.a

Placement: New Business

Action Requested: Motion / Vote

Hear Code Violations Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Special Projects 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
	Armendarez	26-00203	Roney Jose Vargas, Jose A Vargas & Lucy Elizabeth Vargas	248 SW KESTOR DR
	Armendarez	26-00561	Sherone C Johnson	490 SW DEER RUN
	Armendarez	26-03831	James Lynn Clark & Rachel Nicole Clark	4433 SW XAVIER ST
	Armendarez	26-04661	Ricardo Moore & Renuka Moore	342 SW RIDGECREST DR
	Gomez	26-03580	Ana Awilda Quintana	2525 SE MARIPOSA AVE
	Gomez	26-03626	Kimberly Amerson	1958 SE WEST DUNBROOKE CIR
	Gomez	26-03654	Tiffany L Stossel & Dylan J Stossel	1568 SE COLLETTE CIR
	Gomez	26-03792	Elena Carriel & Karen Vera	2449 SE MELALEUCA BLVD
	Gomez	26-04434	I Buy Ugly LLC	2207 SE TRILLO ST
	Gomez	26-04541	K I I C C LLC	2514 SE JASON PL
	Gomez	26-04931	Robert J Matt	2362 SE MANOR AVE
	Gomez	26-05655	Barbara Gilbert	2022 SE WEST DUNBROOKE CIR
	Gomez	26-06229	Sarah Elena Aguilera Padron	2883 SE MELALEUCA BLVD
	Mendoza	25-09030	William W Ferguson Jr	1189 SE PRESTON LN
	Mendoza	25-17645	Oreal Blunston & Brennon L Blunston	1433 SE ODONNELL LN
	Mendoza	26-01867	Jaipargas Singh	1842 SE JOY HAVEN ST
	Mendoza	26-03578	Claudia Storey	2220 SE FLORESTA DR
	Mendoza	26-04763	Mauro A Lourenco	746 SE EVERGREEN TER
	Miller	24-16197	Julianne Loree	1198 SE CLIFTON LN
	Miller	26-01300	SirWalter Griffith	3211 SW CRUMPACKER ST
	Peco	25-09624	HSBC Bank USA National Association (TR) c/o Select Portfolio Servicing Inc	265 SE TWIG AVE
	Peco	25-12742	Stephen F Skowronski	1402 SW AIROSO BLVD

	Peco	25-18534	IH6 Property Florida LP c/o Ryan LLC	1717 SW GEMINI LN
	Peco	26-02475	Benita Cottrell & Parma J Bobbitt	1381 SE LADNER ST
	Peco	26-02477	Shantonia Davis & Tatyanna Deria Brown	1214 SW AVENS ST
	Peco	26-02484	Robin L Rath (LF EST)	258 SW PARISH TER
	Peco	26-03175	Juanita Munguia	321 SE VOLTAIR TER
	Peco	26-03366	Keith Delrosario	1449 SE MORROW ST
	Peco	26-04026	Jared T Stein	1802 SW AIROSO BLVD
	Peco	26-04577	Franck Pierre-Louis	443 SW EXMORE AVE
	Peco	26-04578	Thomas Fox & Jessica L Jacobs	1164 SW GRANADEER ST
	Peco	26-04582	Alix Ismar & Salomee Jean-Baptiste	1181 SW HIBISCUS ST
	Peco	26-04602	Cindy L Picos & Catherine R Talley	1417 SW HEATHER ST
	Peco	26-04629	Barbara C St Hill	1108 SW HIBISCUS ST
	Peco	26-05100	Rose Marie Sinclair & Javon S Eastwood	149 SW FAIRVIEW AVE
	Peco	26-05162	Laura M Martin Schwarzman & David Schwarzman	1693 SE TRUMPET LN
	Peco	26-06611	Robert Harrold White Jr & Chantell Denise White	437 SW MOLLOY ST
	Wise	25-12326	Edward F Galvin & Scott Michael Galvin	2635 SE MORNINGSIDE BLVD
	Wise	25-12929	Kareem Jamoy Payne	3100 SE MORNINGSIDE BLVD
	Wise	25-17797	Alfonso E Pagan & Sonia I Diaz Laguer	1269 SE PETUNIA AVE
	Wise	26-02821	Lorraine Sullivan & Gerald Desmarais	2266 SE SEAFURY LN
	Wise	26-02858	Darwin Romeo Grande & Delmis Araceli Castillo Ponce	3280 SE MONTE VISTA ST
	Wise	26-03055	Bruce Brown (EST)	2284 SE SEAFURY LN
	Wise	26-04093	Joan Hooks	2282 SE MIDTOWN RD

	Wise	26-04461	JCD DELGADO LLC	1749 SE ELKHART TER
	Wise	26-04831	JH Value Fund Inc	2151 SE ABCOR RD
	Wise	26-04835	A2Z MOBILE NOTARY SERVICES LLC	2132 SE FLANDERS RD
	Wise	26-05511	Larry Stewart & Tamara Stewart	1102 SE PETUNIA AVE



Agenda Summary

2026-541

Agenda Date: 6/17/2026

Agenda Item No.: 13.a

Placement: New Business

Action Requested: Motion / Vote

Hear Code Violations Special Requests Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Special Projects 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
	Capp	26-05275	Angel R Esquivel	763 NW BAYARD AVE
	Gomez	25-08880	Dat Thanh Tran	2298 SE PEAR LN
	Gomez	26-03653	Jasmine Williams	1571 SE COLLETTE CIR
	Gomez	26-05538	Mariline Joseph & Sher Wanteline Nicolas	2001 SE PARROT ST
	Herzog	26-07074	Troy H Lore & Crystal Lore	1202 SW JANETTE AVE
	Herzog	26-07089	Jaen Mora	693 SW NICHOLS TER
	Mendoza	25-15727	Glenn Goodearl (EST)	1737 SE ANECI ST
	Mendoza	26-04280	Zachary A Griffith & Crystal A Buzos	437 SE STREAMLET AVE
	Mendoza	26-04724	Paul M Leary & Martha E Leary	451 SE EVANS AVE
	Mendoza	26-05372	James C LaPointe (EST)	2237 SE TRILLO ST
	Miller	26-06085	Dathy-Andele V Elize Toussaint & Delbeau K Toussaint	1317 SE SANDIA DR
	Miller	26-07978	David C Estus & Judy L Estus	1402 SE NAVAJO LN
	O'Malley	26-08733	Adams Homes of Northwest Florida Inc	2822 SW DINNER ST
	Owens	26-04684	Janeth M Perez	3533 SE GAY CT
	Peco	25-16496	Kimberly A Russo (TR)	1177 SE AIROSO BLVD
	Peco	26-02135	Anita A Morales-Nolasco	226 SW CRESCENT AVE
	Peco	26-02940	Planet Home Lending LLC	361 SW THORNHILL DR
	Peco	26-05117	Ina W Bell	374 SW DE GOUVEA TER
	Peco	26-05727	Michelle A Jaggermauth & Shawn A Gillette	1162 SW AIROSO BLVD
	Peco	26-05962	Lubna Dawany	2089 SW BAYSHORE BLVD



Agenda Summary

2026-542

Agenda Date: 6/17/2026

Agenda Item No.: 14.a

Placement: New Business

Action Requested: Motion / Vote

Hear Certification of Fines Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Special Projects 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
	Gomez	25-18114	Linda Rec & Christopher Rec	1073 SE BETHUME CT
	Gomez	26-00609	Randy Dean Drake & Dinghong Drake	1422 SE ARENSON LN
	Mendoza	25-10004	Bonita R Herrick	542 SE SEAHOUSE DR
	Mendoza	25-15964	Sergio Fernandes & Maria L Fernandes	421 SE THANKSGIVING AVE
	Mendoza	25-17651	Patrick M Malone	1952 SE MANTH LN
	Peco	25-10168	Michael Nelson	250 SW PAGODA TER
	Peco	25-11615	Mohamed A Helmy & Nancy Helmy	222 SW CHANDLER TER
	Peco	25-12756	Greggory Steinbach & Desiree Lynn Nettleton (EST)	237 SW STARFISH AVE
	Peco	25-14380	Ronald Amisial & Jinette Amisial Zetrenne	480 SW LAKEHURST DR
	Peco	25-15003	Loretta B Amati	1109 SE AIROSO BLVD
	Peco	25-15187	Ducarmel Simon & Patricia Bailerjour	1443 SE AIROSO BLVD
	Peco	25-15247	Fritz A Wallmann & Adriana Wallman Ramos Diaz	232 SW MOLLOY ST
	Peco	25-16010	Edward Thorne	301 SW LUCERO DR
	Peco	26-00254	MARSHALL PROPERTY HOLDINGS LLC	365 SW TODD AVE
	Wise	25-08634	Aida L Quintana & Luis Rivera (EST)	1491 SE GRAPELAND AVE
	Wise	25-10875	Marthe Darline Jean & Jean Addely Romain	1224 SE LADNER ST
	Wise	25-17869	Gary Louis , Anne St Amour Xavier & Jean-Claude Charles	1101 SE MENORES AVE
	Wise	25-18556	Shantel Luke	2949 SE TREASURE ISLAND RD
	Wise	25-18672	Zachary G Clute & Stacey M Clute	2081 SE HIDEAWAY CIR



Agenda Summary
2026-543

Agenda Date: 6/17/2026

Agenda Item No.: 15.a

Placement: New Business

Action Requested: Motion / Vote

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

Submitted By: Sara Brown, Special Projects 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
	Miller	25-18417	Patricia Ray & Gary A Ray	836 SW MCCOMB AVE
	Peco	26-00335	Christine Marsh & Daniel Myer	295 SW HOLDEN TER
	Williams	26-02471	Raven Parc Maintenance Assn c/o Aqua Dimensions Plumbing	0 SW BILTMORE ST

Next Magistrate Hearing – ~~June 24, 2026~~ SM Rodriguez Cancelled

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