

City of Port St. Lucie

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



Meeting Agenda

Wednesday, June 3, 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**
 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 [2026-503](#)
 9. **Code Violations**
 - 9.a Hear Code Violations Cases and Approve the Staff Recommendation [2026-504](#)
 10. **Code Violations Special Requests**
 - 10.a Hear Code Violations Special Requests Cases and Approve the Staff Recommendation [2026-505](#)
 11. **Certification of Fines**
 - 11.a Hear Certification of Fines Cases and Approve the Staff Recommendation [2026-506](#)
 12. **Certification of Fines Special Requests**
 - 12.a Hear Certification of Fines Special Requests Cases and Approve the Staff Recommendation [2026-507](#)
 13. **How Parties are Notified**
 14. **Introduction of Cases Without Parties Present**
 15. **Public to be Heard**
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16. 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
2026-503

Agenda Date: 6/3/2026

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 Violations

#	Specialist	Case No.	Respondent(s)	Respondent Address
	Capp	26-07717	Carmesa Monet Hall & Dwayne Anthony Hall	713 NW Cardinal Dr

Solid Waste Violations

#	Specialist	Case No.	Respondent(s)	Respondent Address



Agenda Summary
2026-504

Agenda Date: 6/3/2026

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, 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.

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Code Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	26-04379	Anderson Paul & Kia White	2568 SW MONTERREY LN
	Kashatus	26-05772	Kemar Linton	1067 SW PAYNE AVE
	Mendoza	26-03343	Jeri C Andrews Hollis	3731 SW MASILUNAS ST
	O'Malley	26-00337	Teresa Halliday	5911 NW KETONA CIR
	O'Malley	26-00861	Meghan Lee	6929 NW DENARGO ST
	O'Malley	26-04383	HH PSL LLC	6923 NW HERSHY CIR
	O'Malley	26-05168	Betina Saint Louis & Jean Walgond Dume	5774 NW BELWOOD CIR
	O'Malley	26-06255	Masud Karim & Sultana A Karim	6011 NW WOLVERINE RD

Code Violations Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	26-03844	Sharon O Waldron	6869 NW DRAGON ST
	Bender	26-03899	Flavio Andres III & Flavio Andres II	1313 SW GASTADOR AVE
	O'Malley	26-06108	Nancy D'Agostino (EST)	1512 SW ALEDO LN
	Miller	26-05530	Joan B Scott	991 SW VERSAILLES AVE
	Miller	26-07883	Stephen C Connelly (EST)	732 SE FALLON DR
	Miller	26-08052	Joshua Windle	2102 SE STONECROP ST



Agenda Summary
2026-505

Agenda Date: 6/3/2026

Agenda Item No.: 10.a

Placement: New Business

Action Requested: Motion / Vote

Hear Code Violations Special Requests Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, 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.
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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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Code Violations Special Requests

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	Bender	26-03844	Sharon O Waldron	6869 NW DRAGON ST
	Bender	26-03899	Flavio Andres III & Flavio Andres II	1313 SW GASTADOR AVE
	Cerami	26-06962	Manuel G Perez	2591 SW DECKARD ST
	O'Malley	26-03718	Dena Rhea Lightcap	3256 SW COHUTTA ST
	O'Malley	26-05276	Charkita R Cromer	1033 SW CASTANEDA LN
	O'Malley	26-05536	Donna Lowry Fite	5904 NW WHITECAP RD
	O'Malley	26-06108	Nancy D'Agostino (EST)	1512 SW ALEDO LN
	Miller	26-05530	Joan B Scott	991 SW VERSAILLES AVE
	Miller	26-05535	PR Borrower 26 LLC	3589 SW VOYAGER ST
	Miller	26-06843	Lawrence C Webb Jr & Terri L Webb	349 SE FALLON DR
	Miller	26-07883	Stephen C Connelly (EST)	732 SE FALLON DR
	Miller	26-08052	Joshua Windle	2102 SE STONECROP ST
	Peco	26-06706	Jose Pacifico Magalhaes	201 SW PARISH TER
	Peco	26-06707	Amy G DeMatthews	1858 SW BRISBANE ST

Code Violations Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	26-03844	Sharon O Waldron	6869 NW DRAGON ST
	Bender	26-03899	Flavio Andres III & Flavio Andres II	1313 SW GASTADOR AVE
	O'Malley	26-06108	Nancy D'Agostino (EST)	1512 SW ALEDO LN
	Miller	26-05530	Joan B Scott	991 SW VERSAILLES AVE
	Miller	26-07883	Stephen C Connelly (EST)	732 SE FALLON DR
	Miller	26-08052	Joshua Windle	2102 SE STONECROP ST



Agenda Summary

2026-506

Agenda Date: 6/3/2026

Agenda Item No.: 11.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.

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Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	25-04558	Melissa N DeFrancesco	1108 SW ESTAUGH AVE
	Bender	26-00557	Nicole A Duchene & Erik I Duchene	5810 NW FALL FLOWER CT
	Cerami	25-16425	Towana LashYonn Wilson	1733 SW COMMARGO ST
	Miller	25-17598	Jerry Charles & Don Benso Cune	1833 SW PENROSE AVE

Certification of Fines Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	25-18083	Carolyn W Thomas	571 SW ROMORA BAY

Next Magistrate Hearing – June 17, 2026 SM Davis

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



Agenda Summary
2026-507

Agenda Date: 6/3/2026

Agenda Item No.: 12.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.

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Certification of Fines Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	25-18083	Carolyn W Thomas	571 SW ROMORA BAY

Next Magistrate Hearing – June 17, 2026 SM Davis

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Certification of Fines Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	25-18083	Carolyn W Thomas	571 SW ROMORA BAY

Next Magistrate Hearing – June 17, 2026 SM Davis

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