

# **City of Port St. Lucie**

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



## **Meeting Agenda**

**Wednesday, September 10, 2025**

**9:00 AM**

**City Hall, Council Chambers**

**Special Magistrate Hearing**

1. **Meeting Called to Order**
  2. **Pledge of Allegiance**
  3. **Swearing in Code Specialist and/or Building Investigators**
  4. **Approval of Minutes**
    - 4.a Hear Approval of Minutes for 7/16/2025 Cases and Approve the Staff Recommendation [2025-830](#)
  5. **Late Abatements and/or Postponements**
  6. **Approval of Agenda**
  7. **Introduction of Cases**
  8. **Code Violations**
    - 8.a Hear Code Violations Cases and Approve the Staff Recommendation [2025-832](#)
  9. **Code Violations Special Requests**
    - 9.a Hear Code Violations Special Requests Cases and Approve the Staff Recommendation [2025-833](#)
  10. **Vacant Lot Violations**
    - 10.a Hear Vacant Lot Violations Cases and Approve the Staff Recommendation [2025-834](#)
  11. **Certification of Fines**
    - 11.a Hear Certification of Fines Cases and Approve the Staff Recommendation [2025-835](#)
  12. **Certification of Fines Special Requests**
    - 12.a Hear Certification of Fines Special Requests Cases and Approve the Staff Recommendation [2025-836](#)
  13. **Vacant Lot Certification of Fines**
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- 13.a** Hear Vacant Lot Certification of Fines Cases and Approve the Staff Recommendation [2025-837](#)
14. Solid Waste Certification of Fines
- 14.a** Hear Solid Waste Certification of Fines Cases and Approve the Staff Recommendation [2025-831](#)
- 15. How Parties are Notified**
- 16. Introduction of Cases Without Parties Present**
- 17. Public to be Heard**
- 18. Adjourn**

NOTICE: Anyone who requires a translator, auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a City of Port St. Lucie program, service, or activity, should contact the office of Natalie Cabrera, Human Resources Department, City of Port St. Lucie, City Hall Bldg. A, 121 S.W. Port St. Lucie Boulevard, Port St. Lucie, Florida 34984-5099, as soon as possible but no later than 48 hours before the scheduled event.

Notice: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, if a person decides to appeal any decision made by the City Council, board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)



Agenda Summary  
2025-830

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**Agenda Date:** 9/10/2025

**Agenda Item No.:** 4.a

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Placement: Approval of Minutes

Action Requested: Motion / Vote

Hear Approval of Minutes for 7/16/2025 Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Project Coordinator, NSD.

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

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

Staff Recommendation: Move that the Council Approve previous 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 - Draft**

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

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**Wednesday, July 16, 2025**

**9:00 AM**

**City Hall, Council Chambers**

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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 July 16, 2025, at 9:10 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Keith Davis, Special Magistrate

Rachel Francois Dieujuste, Code Compliance Standards Associate

Richard Shiller, Deputy City Attorney

Various Code Compliance Officers

Shanna Donleavy, Deputy City Clerk

2. Pledge of Allegiance

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

3. Swearing in Code Specialist and/or Building Investigators

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

4. Approval of Minutes

**4.a** Hear Approval of Minutes for 5/7/2025 and 5/14/2025 Cases  
and Approve the Staff Recommendation

[2025-667](#)

The Special Magistrate approved the minutes.

5. Late Abatements and/or Postponements

Ms. Francois Dieujuste informed the Special Magistrate that Case #45, 25-07986 was a late abatement.

6. Approval of Agenda

The Special Magistrate approved the agenda.

7. Introduction of Cases

8. Code Violations

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

[2025-668](#)

Gomez 25-06934 1744 SE Berkshire Blvd

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Gomez, previously sworn, read the case presentation and staff's recommendations into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations. He informed the Special Magistrate that Section 56.22(b) had been abated.

Attorney Diaz informed the Special Magistrate that the tenants were vacating the property and requested more time to abate the violations, specifically the driveway issues.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation with the exception of Section 56.22(b). He set a compliance date for September 17, 2025.

Pierre 25-05982 465 SE Seahouse Dr

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Pierre, previously sworn, read the case presentation and staff's recommendations into the record. She presented photos that were taken at the time of the inspections showing the subject property and violations. She stated that she would inspect the property later today since the Respondent informed her that most of the violations were abated.

The Deputy City Clerk swore in Carla Elias who stated that the weather was impeding their maintenance work. She added that the fence caused a problem between the property and the neighbor.

The Special Magistrate read the code & stated that the neighbor should also be cited for the fence. He found that proper notice was achieved, and that the property remained in violation. He set a compliance date for August 20, 2025.

Peco 25-04632 1502 SE Portillo Rd

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Peco, previously sworn, read the case presentation and staff's recommendations into the record. She presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Teresa Emmons who requested August 1st as a compliance date.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation. He set a compliance date for August 1, 2025.

Gomez          25-05451      1781 SE Ridgewood St

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Gomez, previously sworn, read the case presentation and staff's recommendations into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Lisa Green who stated that she had financial issues and requested more time.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation. He set a compliance date for October 15, 2025.

Bender          25-08193      899 NW Riverside Dr

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Bender, previously sworn, read the case presentation and staff's recommendations into the record. He explained that only the roof violation remained. He presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Paul Dean who stated that he was dealing with the insurance company and the case was in mediation. Aaron Biehl, Code Compliance Supervisor, suggested that the Special Magistrate set a 90-day compliance date.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation. He set a compliance date for October 15, 2025.

Peco          25-07783      1842 SE Oxmoor Ct

(Clerk's Note: A PowerPoint was shown at this time.) Evelyn Rojas served as the interpreter for this case. Code Officer Peco, previously sworn, read the case presentation and staff's recommendations into the record. She presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Leodis Santos, who stated that his sister

had been living in the house. He requested additional time as he worked away from the property.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation. He set a compliance date for August 20, 2025.

9. Code Violations Special Requests

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

[2025-669](#)

Bender            25-06809            674 SW Biltmore St

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Bender, previously sworn, read the case presentation and staff's recommendations into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations. He informed the Special Magistrate that a contractor was hired but only removed the tires.

The Special Magistrate found property notice, found that the property remained in violation and granted all relief requested by the City.

Bender            25-07682            782 NW Selvitz Rd

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Bender, previously sworn, read the case presentation and staff's recommendations into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations.

The Special Magistrate found property notice, found that the property remained in violation and granted all relief requested by the City.

Bender            25-08578            502 NW Goldcoast Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Bender, previously sworn, read the case presentation and staff's recommendations into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations.

The Special Magistrate found property notice, found that the property remained in violation and granted all relief requested by the City.

Gomez            25-08329            1791 SE Ridgewood St

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Gomez, previously sworn, read the case presentation and staff's recommendations

into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations.

The Special Magistrate found property notice, found that the property remained in violation and granted all relief requested by the City.

Mendoza 25-00438 2002 SW Kimberly Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Mendoza, previously sworn, read the case presentation and staff's recommendations into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations.

The Special Magistrate found property notice, found that the property remained in violation and granted all relief requested by the City.

Peco 25-05036 2586 SE Perugia St

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Peco, previously sworn, read the case presentation and staff's recommendations into the record. She presented photos that were taken at the time of the inspections showing the subject property and violations.

The Special Magistrate found property notice, found that the property remained in violation and granted all relief requested by the City.

Peco 25-07161 1171 SE Mendavia Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Peco, previously sworn, read the case presentation and staff's recommendations into the record. She presented photos that were taken at the time of the inspections showing the subject property and violations.

The Special Magistrate found property notice, found that the property remained in violation and granted all relief requested by the City.

Pierre 25-05102 451 SE Evans Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Pierre, previously sworn, read the case presentation and staff's recommendations into the record. She presented photos that were taken at the time of the inspections showing the subject property and violations.

The Special Magistrate found property notice, found that the property remained in violation and granted all relief requested by the City.

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**10. Certification of Fines****10.a** Hear Certification of Fines Cases and Approve the Staff Recommendation[2025-670](#)

Peco 24-19878 1413 SE Vesthaven Cir

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Peco, previously sworn, read the case presentation, staff's recommendations, and the previous Special Magistrate's ruling into the record. She presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Jorge Iglesias who requested 30 days since he needed a permit for the fence.

The Special Magistrate found property notice and certified the fine in the amount of \$225/day until compliance was achieved plus the \$411 administrative costs.

Peco 25-01359 2033 SE Oxmoor Ter

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Peco previously sworn, read the case presentation and staff's recommendations into the record. She presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Alexis Macias who stated that he was going to remove the old fence and install a new one.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation. He set a compliance date for July 30, 2025.

Peco 25-01396 2266 SE Seafury Ln

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Peco previously sworn, read the case presentation and staff's recommendations into the record. She presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Lorraine Sullivan who stated that the pavers, which she physically cannot move, were under a tarp but she would request her landscapers assistance.

The Special Magistrate continued the case to the August 13, 2025,

hearing.

Capp 25-05084 226 SW Parish Terr

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Wise, now handling the case & previously sworn, read the case presentation and staff's recommendations into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Vincent & Nadine Batz who stated that he had medical issues and had a hard time finding assistance.

Mr. Biehl stated that there was a maxed-out lien for the same violation. The Special Magistrate found that proper notice was achieved, and that the property remained in violation. He set a compliance date for November 12, 2025.

#### 11. Certification of Fines Special Requests

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

[2025-671](#)

Bender 25-02859 700 NW Kingston St

(Clerk's Note: A PowerPoint was shown at this time.) Code Specialist Bender, previously sworn, read the case presentation, staff's recommendations, and the previous Special Magistrate's ruling into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations.

The Special Magistrate found that proper notice was achieved and found the property was not in compliance. He granted all the relief requested by the City, certifying the fine, assessing the abatement costs to date and awarding the administrative costs.

Bender 25-08321 366 NE Gulfstream Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Specialist Bender, previously sworn, read the case presentation, staff's recommendations, and the previous Special Magistrate's ruling into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations. He added that the property was not in compliance, but permits were approved to start the septic to sewer conversion.

The Special Magistrate found that proper notice was achieved and found the property was not in compliance. He granted all the relief requested by the City, certifying the fine, assessing the abatement costs to date and awarding the administrative costs.

Gomez            24-18844        1575 SW Fresno Rd

(Clerk's Note: A PowerPoint was shown at this time.) Code Specialist Gomez, previously sworn, read the case presentation, staff's recommendations, and the previous Special Magistrate's ruling into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations.

The Special Magistrate found that proper notice was achieved and found the property was not in compliance. He granted all the relief requested by the City, certifying the fine, assessing the abatement costs to date and awarding the administrative costs.

Pierre        24-19073        2899 SE Eagle Dr

(Clerk's Note: A PowerPoint was shown at this time.) Code Specialist Pierre, previously sworn, read the case presentation, staff's recommendations, and the previous Special Magistrate's ruling into the record. She presented photos that were taken at the time of the inspections showing the subject property and violations.

The Special Magistrate found that proper notice was achieved and found the property was not in compliance. He granted all the relief requested by the City, certifying the fine, assessing the abatement costs to date and awarding the administrative costs.

## 12. Modification Requests

### 12.a Hear Modification Requests Cases and Approve the Staff Recommendation

[2025-676](#)

(Clerk's Note: This item was heard after Item 6.).

Evelyn Rojas, Lien Services Department, stated that these modifications were requested by the applicant. They were heard as a matter of City policy and were 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 #1-3, have been agreed upon and requires Magistrate signature. The Special Magistrate stated that he would sign the orders.

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**13. Vacate Requests****13.a** Hear Vacate Requests Cases and Approve the Staff Recommendation[2025-677](#)

Ms. Rojas stated that the vacate requests on today's agenda, Agenda Items #4-30, had come from citizens or City staff, had been found by the City to be invalid, and required Special Magistrate signature.

The Special Magistrate stated that he would sign the orders.

**14. How Parties are Notified**

Ms. Francois Dieujuste stated that a Notice of Hearing or Notice of the Certification of Fine was sent to the violator by Certified Mail Return Receipt Requested to the address listed in the Tax Collector's Office for tax notices or to the address listed in the County Property Appraiser's Database. If the green card was returned, it was placed in the file and was either signed, unsigned or unclaimed. Ten days before the hearing, an agenda was posted on the bulletin board in the lobby of Port St. Lucie City Hall. Also, a Notice of Hearing was posted on the property in question, along with an Affidavit of Posting, which included a copy of the notice posted and the date and places of its posting. If the certification card was not returned to the Neighborhood Services Department, then within ten days before the Hearing, posting was completed in the same manner as if the card was returned unclaimed as stated above. The photos shown at the hearing were kept and maintained as public records of the City of Port St. Lucie's Neighborhood Services Department. She requested that the Clerk enter the cases into the record and asked the Special Magistrate if he had any questions on cases where parties were not present. The Special Magistrate replied in the negative and added that he would sign the appropriate orders.

**15. Introduction of Cases Without Parties Present**

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

25-04737	336 NE Gladiola Ave
24-16169	272 SW Molloy St
24-19281	1958 SE West Dunbrooke Cir
24-05524	1390 SE Vestridge Ln
25-05525	2362 SE Mariola Ave
25-06891	2297 SE Seamist St
25-04814	3101 SE Morningside Blvd
25-07672	1822 SE Elkhart Terr
25-07975	1750 SE Lullaby Terr
24-15058	486 SE Nome Dr
25-05722	1857 SE Fallon Dr
25-04055	370 SW Buxton Ave

24-15414	352 SW Voltair Terr
25-04164	365 SW Todd Ave
25-04113	2460 SE Pascal Ave
25-03323	650 SE Majestic Terr

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

16. Public to be Heard

There were no public comments to be heard.

17. Adjourn

There being no further business, the meeting was adjourned at 11:23 a.m.

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Shanna Donleavy, Deputy City Clerk



Agenda Summary  
2025-832

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**Agenda Date:** 9/10/2025

**Agenda Item No.:** 8.a

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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	25-05723	TGC Port St Lucie LLC	11600 SW Village PKWY
	Diaz	25-10048	Olama Corporation	651 NW ST Lucie West BLVD
	Dickerson	25-08315	LAKESIDE PSL INVESTMENTS LLC	1720 SE Port St Lucie BLVD
	Dickerson	25-08343	North Lake Real Property LLC	1680 SE Port St Lucie BLVD
	Dickerson	25-08620	LELA'S RENTALS INC	1702 SE South Niemeyer CIR
	Dickerson	25-08625	Jeff Biegun Holdings LLC	1698 SE South Niemeyer CIR
	Dickerson	25-09719	Oak Street Investment Grade Net Lease Fund Series 2021-2 LLC	1025 SE Port St Lucie BLVD
	Dickerson	25-09754	Ludmila Dinovetskiy	1104 SE Port St Lucie BLVD
	Dickerson	25-09755	Bapeck KB LLC	1962 SE Port St Lucie BLVD
	Dickerson	25-09758	Series 2 PS	1981 SE Port St Lucie BLVD
	Dickerson	25-10654	Veranda Community Development District II c/o Rizzetta & Company Inc 403	0 TBD
	Dickerson	25-11035	Homeowners SubAssn E Lake Vill c/o Avant Garde Property Management	2056 SE June Park DR
	Herzog	25-08331	Carol A Ryan (EST)	733 SW Acapulco TER
	Herzog	25-08541	Jose O Gabelus & Amy Jo Gabelus	1702 SW Cameo BLVD
	Herzog	25-09233	Diana Maria St Fort	271 SW Aubudon AVE
	Herzog	25-09672	Richard Nast	338 SW Tulip BLVD
	Herzog	25-09686	Paul F McLaughlin & Mary A McLaughlin (Est)	120 SW Brandon AVE
	Herzog	25-10338	Lethuy T Nguyen	1902 SW Cameo BLVD
	Herzog	25-10344	John R Emrich & Debora R Emrich	2206 SW Cameo Blvd
	Herzog	25-10733	Edward Mastro Simone	274 SW Bedford RD

	Herzog	25-10772	Sogo Portfolio LLC	260 SW Langfield AVE
	Herzog	25-10805	Sasha Lativia Bonilla & Jonathan Brown	2224 SW Cameo BLVD
	Herzog	25-10818	Lawrence Valicenti	2450 SE Stonecrop St
	Herzog	25-11440	Robert Giesemann	1012 SW Jacqueline AVE
	Herzog	25-11815	Nicole Foote	2031 SW Judith Ln
	Herzog	25-11907	Ralph W Bellamy & Donyell I Bellamy	2319 SE Stonecrop St
	Herzog	25-12042	Robert Homer & Renea Grant Homer	3074 SW Boxwood CIR
	Herzog	25-12046	Violetta Laureano	2402 SE Stonecrop ST
	Herzog	25-12063	Glenda Schattie	1737 SW Cycle ST
	Herzog	25-12317	Anthony R Majka	654 SW Nichols TER
	Herzog	25-12318	TI Homes LLC	648 SW Nichols TER
	Huckstable	25-09986	Rigal Lazzarre & Marie C Lazzarre	1834 SW Day ST
	Williams	25-02978	Nino Enterprises LLC	166 SW Port St Lucie BLVD
	Williams	25-03195	O'Reilly Automotive Stores Inc	198 SW Port St Lucie BLVD
	Williams	25-08848	Denison Limited Prtnshp c/o BOC Property Tax	9526 S US Highway 1

## Code Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Diaz	25-05723	TGC Port St Lucie LLC	11600 SW Village PKWY
	Dickerson	25-08625	Jeff Biegun Holdings LLC	1698 SE South Niemeyer CIR
	Dickerson	25-09719	Oak Street Investment Grade Net Lease Fund Series 2021-2 LLC	1025 SE Port St Lucie BLVD
	Dickerson	25-09754	Ludmila Dinovetskiy	1104 SE Port St Lucie BLVD
	Dickerson	25-09758	Series 2 PS	1981 SE Port St Lucie BLVD
	Dickerson	25-11035	Homeowners SubAssn E Lake Vill c/o Avant Garde Property Management	2056 SE June Park DR
	Herzog	25-08541	Jose O Gabelus & Amy Jo Gabelus	1702 SW Cameo BLVD
	Herzog	25-09233	Diana Maria St Fort	271 SW Aubudon AVE
	Herzog	25-09672	Richard Nast	338 SW Tulip BLVD
	Herzog	25-09686	Paul F McLaughlin & Mary A McLaughlin (Est)	120 SW Brandon AVE
	Herzog	25-10338	Lethuy T Nguyen	1902 SW Cameo BLVD
	Herzog	25-10733	Edward Mastrosimone	274 SW Bedford RD
	Herzog	25-11440	Robert Giesemann	1012 SW Jacqueline AVE
	Herzog	25-12063	Glenda Schattie	1737 SW Cycle ST
	Williams	25-02978	Nino Enterprises LLC	166 SW Port St Lucie BLVD



Agenda Summary  
2025-833

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**Agenda Date:** 9/10/2025

**Agenda Item No.:** 9.a

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Placement: New Business

Action Requested: Motion / Vote

Hear Code Violations Special Requests Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Project Coordinator, NSD.

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

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

Staff Recommendation: Move that the Council Find that the properties are in violation of the City Code and approve the compliance date as requested.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Find that the properties are in violation of the City Code and approve the compliance date as requested.
2. Move that the Council not certify or approve the presented case and provide staff direction.

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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

### Code Violations Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Herzog	25-09873	Matthew D Hollingsworth	202 SW Amesbury AVE
	Herzog	25-10737	CAM Real Estate XIA LLC	731 SW Del Rio BLVD
	Herzog	25-11494	EquiFirst Properties LLC	3152 SW Watson CT
	Herzog	25-11825	Joseph Beans & Sheel Rocha	1042 SW Janette AVE
	Herzog	25-11969	Tiffany Nhung Truong & Loc Nguyen	1955 SW Castinet LN
	Miguel	25-13278	Invitation Homes 7 Florida LP	1042 SW DEL RIO BLVD
	Rose	25-13440	Micah Spicer	1994 SW GUERNSEY ST
	Williams	25-13117	Racetrac Petroleum Inc c/o Silver Oak Advisors	221 SW Port St Lucie BLVD
	Williams	25-13374	QSR 30 LAND II LLC	190 SW Port St Lucie BLVD

### Code Violations Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Dickerson	25-10654	Veranda Community Development District II c/o Rizzetta & Company Inc 403	0 TBD Parcel ID -4435-801- 0012-000-4
	Huckstable	25-09986	Rigal Lazarre & Marie C Lazarre	1834 SW Day ST
	Miguel	25-13278	Invitation Homes 7 Florida LP	1042 SW DEL RIO BLVD
	Rose	25-13440	Micah Spicer	1994 SW GUERNSEY ST
	Williams	25-13374	QSR 30 LAND II LLC	190 SW Port St Lucie BLVD



Agenda Summary  
2025-834

**Agenda Date:** 9/10/2025

**Agenda Item No.:** 10.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
	Dickerson	25-12441	Atul Patel	1056 SW Paar DR
	Dickerson	25-12497	Hsiu E Lin (EST)	1486 SW Bartell AVE
	Huckstable	25-09162	Rosemarie A Soong	2298 SE Avalon RD
	Huckstable	25-09496	Jean Barton	3652 SW Vollmer ST
	Huckstable	25-10010	Shahram Bob Rezaee	2821 SE Tate AVE
	Huckstable	25-10274	Luis A Garcia (TR) & Linda M Garcia (TR)	902 SW Alexandria AVE
	Huckstable	25-10563	Thelma Johnstone & Albert B Chang	3849 SW Hall ST
	Huckstable	25-10795	Sebastian Zara & Santina Zara	525 SW Millard DR
	Huckstable	25-10909	Patrick R Panzini & Constance E Panzini	1912 SW Oakwood RD
	Huckstable	25-11170	Salvatore Cervoni (EST)	5302 NW South Lanett CIR
	Huckstable	25-11172	Arthur Chilian & Helen Chilian	273 SW Pisces TER
	Huckstable	25-11291	Peter Zervas & Helen Zervas	4481 SW Gadshaw RD
	Huckstable	25-11303	Valence W Dean	1538 SW Kosnar AVE
	Huckstable	25-11325	Demetrios Tsamis & Pauline Tsamis	1834 SW Penrose AVE
	Huckstable	25-11647	Jose Luis Sanchez Rodriguez & Cristina P Mejia Gonzalez	1681 SE Aires LN
	Huckstable	25-11864	Holiday Builders Inc	533 SW Homeland RD
	Huckstable	25-11866	Kevin Lung	4522 SW Hallmark ST
	Huckstable	25-12365	Hicham Chibi & Taoufik Litefti	2167 SE Glenrock TER

## Vacant Lot Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Dickerson	25-12441	Atul Patel	1056 SW Paar DR
	Dickerson	25-12497	Hsiu E Lin (EST)	1486 SW Bartell AVE
	Huckstable	25-09162	Rosemarie A Soong	2298 SE Avalon RD
	Huckstable	25-10795	Sebastian Zara & Santina Zara	525 SW Millard DR
	Huckstable	25-11172	Arthur Chilian & Helen Chilian	273 SW Pisces TER
	Huckstable	25-11303	Valence W Dean	1538 SW Kosnar AVE
	Huckstable	25-11325	Demetrios Tsamis & Pauline Tsamis	1834 SW Penrose AVE <i>*Attending Via Zoom*</i>
	Huckstable	25-11647	Jose Luis Sanchez Rodriguez & Cristina P Mejia Gonzalez	1681 SE Aires LN
	Huckstable	25-11866	Kevin Lung	4522 SW Hallmark ST
	Huckstable	25-12365	Hicham Chibi & Taoufik Litefti	2167 SE Glenrock TER



Agenda Summary  
2025-835

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**Agenda Date:** 9/10/2025

**Agenda Item No.:** 11.a

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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
	Diaz	24-19376	Real Sub LLC	3225 SW Port St Lucie BLVD
	Dickerson	23-01218	Jeff Biegun Holdings LLC	1601 SE Village Green DR
	Dickerson	24-04590	Ron's Auto Body Specialist Inc	8890 S US Highway 1
	Dickerson	24-05018	Sandra L Bryla (TR)	8896 S US Highway 1
	Herzog	25-05624	Pedro Cristobal Deleon	3102 SW Watson CT
	Herzog	25-05993	Emmanuel Thomas	470 SE Fairchild AVE
	Williams	24-06446	Expert Real Estate Holdings LLC	668 SW Whitmore DR

## Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Diaz	24-19376	Real Sub LLC	3225 SW Port St Lucie BLVD
	Dickerson	23-01218	Jeff Biegun Holdings LLC	1601 SE Village Green DR
	Herzog	25-05624	Pedro Cristobal Deleon	3102 SW Watson CT
	Herzog	25-05993	Emmanuel Thomas	470 SE Fairchild AVE



Agenda Summary  
2025-836

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**Agenda Date:** 9/10/2025

**Agenda Item No.:** 12.a

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Placement: New Business

Action Requested: Motion / Vote

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

Submitted By: Sara Brown, Project Coordinator, NSD.

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

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

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

Alternate Recommendations:

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

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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

**Certification of Fines Special Requests**

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



Agenda Summary  
2025-837

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**Agenda Date:** 9/10/2025

**Agenda Item No.:** 13.a

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Placement: New Business

Action Requested: Motion / Vote

Hear Vacant Lot Certification of Fines Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Project Coordinator, NSD.

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

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

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

Alternate Recommendations:

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

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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

## Vacant Lot Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Huckstable	25-01554	Jean Dagher	373 SW Film AVE

Next Magistrate Hearing – September 17, 2025 SM Davis

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



Agenda Summary  
2025-831

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**Agenda Date:** 9/10/2025

**Agenda Item No.:** 14.a

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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	<u>25-09274</u>	Mark Rogers & Anne Chalmers	1102 SE SABINA LN
	Gomez	<u>25-09231</u>	Yaimelis Santa Maria & Alejandro T Perez Calvo	2462 SE LAKEWOOD ST
	Velardo	<u>25-09915</u>	Carlet Derville & Travis Julceus : Whitney Charles	6125 NW GINGER LN
	Velardo	<u>25-10433</u>	Levitique Previl	1050 SW JOHN MACCORMACK TER
	Velardo	<u>25-10681</u>	Duny Deshommes Rouzard & Georges Yves Deshommes : Abner Rouzard	957 SW MCHORD AVE

### Solid Waste Certification of Fines

#	Specialist	Case No.	Respondent(s)	Respondent Address
	Gomez	<u>25-09231</u>	Yaimelis Santa Maria & Alejandro T Perez Calvo	2462 SE LAKEWOOD ST
	Velardo	<u>25-09915</u>	Carlet Derville & Travis Julceus : Whitney Charles	6125 NW GINGER LN