

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**

- 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

Agenda Date: 9/10/2025

Agenda Item No.: 4.a

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

Wednesday, July 16, 2025

9:00 AM

City Hall, Council Chambers

1. Meeting Called to Order

A SPECIAL MAGISTRATE HEARING of the City of Port St. Lucie was called to order by Special Magistrate Keith Davis 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.

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.

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.

Shanna Donleavy, Deputy City Clerk



Agenda Summary

2025-832

Agenda Date: 9/10/2025

Agenda Item No.: 8.a

Placement: New Business

Action Requested: Motion / Vote

Hear Code Violations Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Project Coordinator, NSD.

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

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

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

Alternate Recommendations:

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

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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

Code Violations

| # | Code Officer | Case No. | Respondent(s) | Respondent Address |
|---|--------------|----------|--|----------------------------|
| | Diaz | 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 Mastrosimone | 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 Lazarre & Marie C Lazarre | 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 |



Agenda Summary

2025-833

Agenda Date: 9/10/2025

Agenda Item No.: 9.a

Placement: New Business

Action Requested: Motion / Vote

Hear Code Violations Special Requests Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Project Coordinator, NSD.

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

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

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

Alternate Recommendations:

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

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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

Code Violations Special Requests

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



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 |



Agenda Summary

2025-835

Agenda Date: 9/10/2025

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, 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 |



Agenda Summary

2025-836

Agenda Date: 9/10/2025

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, 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

Agenda Date: 9/10/2025

Agenda Item No.: 13.a

Placement: New Business

Action Requested: Motion / Vote

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

Submitted By: Sara Brown, Project Coordinator, NSD.

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

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

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

Alternate Recommendations:

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

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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

Agenda Date: 9/10/2025

Agenda Item No.: 14.a

Placement: New Business

Action Requested: Motion / Vote

Hear Solid Waste Certification of Fines Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Project Coordinator, NSD.

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

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

Staff Recommendation: Move that the Council Certify the civil penalty and disposal fee for the property.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Certify the civil penalty and disposal fee for the property.
2. Move that the Council not certify or approve the presented case and provide staff direction.

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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

Solid Waste Certification of Fines

| # | Specialist | Case No. | Respondent(s) | Respondent Address |
|---|------------|-----------------|---|--------------------------------|
| | Emmert | <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 Dervile & 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 |