

# **City of Port St. Lucie**

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



## **Meeting Agenda**

**Wednesday, July 16, 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 5/7/2025 and 5/14/2025 Cases and Approve the Staff Recommendation [2025-667](#)
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 [2025-668](#)
9. **Code Violations Special Requests**
  - 9.a Hear Code Violations Special Requests Cases and Approve the Staff Recommendation [2025-669](#)
10. **Certification of Fines**
  - 10.a Hear Certification of Fines Cases and Approve the Staff Recommendation [2025-670](#)
11. **Certification of Fines Special Requests**
  - 11.a Hear Certification of Fines Special Requests Cases and Approve the Staff Recommendation [2025-671](#)
12. **Modification Requests**
  - 12.a Hear Modification Requests Cases and Approve the Staff Recommendation [2025-676](#)
13. **Vacate Requests**

- 13.a** Hear Vacate Requests Cases and Approve the Staff Recommendation

[2025-677](#)

**14. How Parties are Notified**

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

**16. Public to be Heard**

**17. Adjourn**

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

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



## Agenda Summary

2025-667

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**Agenda Date:** 7/16/2025

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

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Placement: Approval of Minutes

Action Requested: Motion / Vote

Hear Approval of Minutes for 5/7/2025 and 5/14/2025 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 Magistrate Hearing minutes.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Approve previous 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, May 7, 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 May 7, 2025, at 9:03 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Keith Davis, Special Magistrate

Rachel Francios Dieujuste, Neighborhood Services Code Compliance Standards Associate

Sara Brown, Neighborhood Services Department Project Coordinator

Camille Wallace, Deputy Director of the Neighborhood Services Department

Evelyn Rojas, Lien Services, Finance

Aaron Biehl, Code Compliance Supervisor

Wesley Armstrong, Code Compliance Supervisor

Rachel Knaggs, Code Compliance Officer

Hamlet Polanco, Code Compliance Officer

Jeremy Kashatus, Code Compliance Officer

Charles Cerami, Code Compliance Officer

Miguel Mendoza, Code Compliance Officer

Brandon Wise, Code Compliance Officer

Alyssa Lunin, Senior Deputy City Attorney

Yaniz Wyckoff, Police Officer

Daisy Ruiz, Deputy City Clerk

2. Pledge of Allegiance

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

3. Swearing in Code Specialist and/or Building Investigators

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

4. Approval of Minutes

- 4.a** Hear Approval of Minutes for 3/12/2025 and 4/9/2025 Cases  
and Approve the Staff Recommendation

[2025-422](#)

There being no corrections, the Special Magistrate approved the March 12, 2025, and April 9, 2025, Special Magistrate Hearing minutes.

5. Late Abatements and/or Postponements

Rachel Francios Dieujuste, NSD Code Compliance Standards Associate, announced that the following cases were postponed:

Case #:	Address:
24-13943	1655 SW Escobar Ln.
24-13334	5773 NW Cotton Ln.
25-03662	5418 NW Bolin St.
23-14895	1766 SE Aires Ln.

Ms. Francios Dieujuste advised that the following cases were late abatements:

Case #:	Address:
25-04442	1066 SW Cornelia Ave.
25-05007	991 SW Sultan Dr.
25-00036	562 SW Bouy Ave.
25-02118	3516 SW Hale St.
24-03036	597 NW Fairfax Ave.

6. Approval of Agenda

The Special Magistrate approved the amended agenda.

7. Introduction of Cases

The Special Magistrate indicated he would hear Agenda Item 12 and 13 at this time.

8. Code Violations

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

[2025-423](#)

CERAMI      25-03554      1833 SW CAPEHART AVENUE

Code Compliance Officer Charles Cerami, previously sworn, read the case presentation and staff's recommendation into the record. He presented the photos that were taken of the inspection showing the subject property and explained his investigation findings.

The Deputy City Clerk provided the Oath of Testimony to the Respondent, Arnold Haughton. He explained that there was a dispute with his insurance company and the roofing company; he stated they were working on resolving the issue to move forward with the repair of his roof. The Special Magistrate inquired if the case was pending litigation, which Mr. Haughton

denied.

The Special Magistrate continued the case until August 13, 2025.

MENDOZA          24-17912                      2413 SW FALCON CIRCLE

Code Compliance Officer Miguel Mendoza, previously sworn, read the case presentation and the staff's recommendation into the record. He presented the photos that were taken of the inspection showing the subject property and explained his investigation findings. Compliance Officer Mendoza noted the removal of Violation Section 158.211, Storage or Accumulation of Materials, Refuse, and Waste Materials Prohibited.

The Deputy City Clerk provided the Oath of Testimony to the Respondents, Eric and Laurie Kunzman. Mr. Kunzman explained they were waiting on quotes and their finances to be able to complete the job. Mrs. Kunzman expressed concern over her neighbor's culvert condition, which would impact her future culvert repairs.

The Special Magistrate noted that the neighbor at 2417 SW Falcon was listed on the agenda.

Mrs. Kunzman stated that she understood she had a year to complete the repairs after retaining the permit.

The Special Magistrate inquired if the expiration was coming to an end on the permit issued last year by the Respondents, to which Wesley Armstrong, Code Compliance Supervisor, advised that he had not seen the permit in question. He noted that even though a permit was requested, they normally ask that the Respondent provide some movement, such as a signed contract or a future repair date. Supervisor Armstrong added that the Code Compliance proceedings do not halt based on the Respondents being issued a permit. The Special Magistrate asked the Respondents if they had a contractor in place, to which they responded in the negative.

Mr. Kunzman inquired what was the need for repair if the water flowed through the culvert. Supervisor Armstrong advised that the white pipe was unpermitted and not allowed per City Code. Compliance Officer Mendoza noted that Public Works inspected the PVC Pipe and found that water was not flowing through the pipe.

The Special Magistrate asked the Respondents when they anticipated entering a contract for the culvert repairs, to which Mr. Kunzman responded that it would be in a month. He inquired how long it would take

to start the job, to which Mr. Kunzman replied that they anticipated the work to start in about a month and a half. The Special Magistrate questioned Mr. Kunzman on how long it would take to complete the culvert repairs, to which he estimated about a week to complete.

The Special Magistrate asked if there was a 90-day compliance date, would that be sufficient, to which Supervisor Armstrong explained that if the Respondents obtained a signed contract with a vendor, they will work with the Respondents.

The Special Magistrate found that the City had proper notice and based on the evidence and testimony, the property remained in violation Section 41.08(G) (1) Exterior Property Areas – Swale and Culvert Unmaintained and found that the Respondents have complied with violation Section 158.211 – Storage or Accumulation of Materials, Refuse, and Waste Materials Prohibited and gave a compliance date for August 16, 2025.

MENDOZA            25-00708                            2298 SW FRANKLIN STREET

Code Compliance Officer Miguel Mendoza, previously sworn, read the case presentation and staff's recommendation into the record. He presented the photos that were taken of the inspection, showing the subject property, and explained his investigation findings.

The Deputy City Clerk provided the Oath of Testimony to the Respondent, Anthony Couluris. He requested a continuance for a week, to which the Special Magistrate provided a 30-day extension.

The Special Magistrate found that the City had proper notice and based on the evidence and testimony, the property remained in violation as cited. He provided a new compliance date of June 18, 2025.

CERAMI            25-03555                            1826 SW CAPEHART AVENUE

Code Compliance Officer Charles Cerami, previously sworn, read the case presentation and the staff's recommendation into the record. He presented the photos that were taken of the inspection, showing the subject property, and explained his investigation findings.

The Deputy City Clerk provided the Oath of Testimony to the Respondent, Kelly Forbes. She stated a case was pending under litigation, and mediation was scheduled.

The Special Magistrate found that the City had proper notice and based on



the evidence and testimony, the property remained in violation as cited. He provided a new compliance date of August 16, 2025.

KASHATUS      25-03786      1237 SW EDINBURGH DRIVE

Code Compliance Officer Jeremy Kashatus, previously sworn, read the case presentation and the staff's recommendation into the record. He announced that the following violations were abated: Section 41.10(B) Exterior Structure, Exterior of Structure in Need of Maintenance, and Section 154.05(C) Responsibility, Overgrowth. Compliance Officer Kashatus presented the photos that were taken of the inspection, showing the subject property, and explained his investigation findings.

The Special Magistrate inquired if there would be a need to pull a permit to repair the fence, to which the Compliance Officer opined that there would be a need to replace the entire fence.

The Deputy City Clerk provided the Oath of Testimony to the Respondents, Kristina and Pamela Mesadieu. Ms. Kristina Mesadieu indicated that her father recently passed away and she was working on providing maintenance on the property. She requested additional time to work towards compliance. Compliance Officer Kashatus advised that he was not opposed to continuance so long as the pending violations are being worked on.

The Special Magistrate found that the City had proper notice and based on the evidence and testimony, the property remained in violation of Section 41.08 (B), Exterior Property Areas, High Grass and Weeds over 12 inches and Section 41.08 (D), Exterior Property Areas, Unmaintained Accessory Structures. He provided a new compliance date for June 27, 2025.

MCNUTT      24-17183      1081 SW ABINGDON AVENUE

Code Compliance Officer Erbie McNutt, previously sworn, read the case presentation and the staff's recommendation into the record. He announced that the following violations were abated: Section 41.08(B) Exterior Property Areas, High Grass and Weeds Over 12 Inches and Section 158.211 Storage or Accumulation of Materials, Refuse and Waste Materials Prohibited. Compliance Officer McNutt presented the photos that were taken of the inspection showing the subject property and explained his investigation findings.

The Deputy City Clerk provided the Oath of Testimony to the Respondent, William Natalio Roddin. He requested two weeks to remove the tree

stump.

The Special Magistrate found that the City had proper notice and based on the evidence and testimony, the property remained in violation of Section 41.08 (H)(1) Exterior Property Areas, Obstruction in Swales Prohibited. He provided a new compliance date for June 18, 2025.

MCNUTT                      24-00411                      2681 SW CADET CIRCLE

Code Compliance Officer Erbie McNutt, previously sworn, read the case presentation and the staff's recommendation into the record. He presented the photos that were taken of the inspection showing the subject property and explained his investigation findings.

The Deputy City Clerk provided the Oath of Testimony to the Respondent, Dener Loudor. He indicated he would remove the shutter from the window and would do so today.

The Special Magistrate found that the City had proper notice and based on the evidence and testimony, the property remained in violation as cited. He provided a new compliance date for May 14, 2025.

POLANCO                      24-02650                      5712 NW NORTH MACEDO BOULEVARD

Code Compliance Officer Hamlet Polanco, previously sworn, read the case presentation and the staff's recommendation into the record. He presented the photos that were taken of the inspection showing the subject property and explained his investigation findings.

The Deputy City Clerk provided the Oath of Testimony to the Respondent, Nathaniel Jones. He indicated the case was under litigation and he was waiting to hear back from his attorney.

The Special Magistrate found that the City had proper notice and based on the evidence and testimony, the property remained in violation as cited. He provided a new compliance date of August 16, 2025. The Special Magistrate requested an update from the Respondent's attorney.

POLANCO                      24-03647                      5224 NW LAVOY CIRCLE

Code Compliance Officer Hamlet Polanco, previously sworn, read the case presentation and the staff's recommendation into the record. He presented the photos that were taken of the inspection showing the subject property and explained his investigation findings.

The Deputy City Clerk provided the Oath of Testimony to the Respondent, Esther Thelusma. Esther Thelusma stated that the home was owned by her parents and advised that her father recently passed away. She advised that they had hurricane damage and that the adjuster inspected the roof. She was told that they would be replacing the roof but was later faced with an insurance denial of claim. Esther Thelusma advised that they had a pending Probate case and that the insurance wrote a check out to the estate of Rodrigue Thelusma, their deceased father.

The Special Magistrate found that the City had proper notice and based on the evidence and testimony, the property remained in violation as cited. He provided a new compliance date of November 12, 2025, and requested that the tarps be kept in good shape while they resolve the Probate case.

9. Code Violations Special Requests

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

[2025-424](#)

MCNUTT                      25-04290                      1073 SW ABINGDON AVENUE

Code Compliance Officer Erbie McNutt, previously sworn, read the case presentation and the staff's recommendation into the record. He presented the photos that were taken of the inspection showing the subject property and explained his investigation findings.

The Deputy City Clerk provided the Oath of Testimony to the Respondent, Joseph Dalelio. He indicated he did not have much space for bulk waste pickup based on the work being done in the swale area.

The Special Magistrate did not find a public health safety and welfare threat and/or did not authorize abatement for Violation Section 158.211, Storage or Accumulation of Materials, Refuse and Waste Materials Prohibited.

Code Compliance Officer Rachel Knaggs advised the Respondent that his bulk day was on May 9, 2025, to which he explained he would be breaking down the wooden pallets and burning them as firewood. The Special Magistrate asked the Respondent to coordinate a follow-up inspection to confirm compliance.

The Special Magistrate found that the City had proper notice and based on the evidence and testimony, the property remained in violation as cited. He provided a new compliance date of May 14, 2025.

CERAMI      24-18927      1512 SW ALEDO LANE

Code Compliance Officer Charles Cerami, previously sworn, read the case presentation and the staff's recommendation into the record. He presented the photos that were taken of the inspection showing the subject property and explained his investigation findings.

The Special Magistrate noted that the Respondent was not present and found proper notice based on the testimony. He found the property remained in violation as cited and found that Violation Section 41.08(B) constitutes a threat to the public, health safety, and welfare and granted all the relief requested by the City.

KASHATUS      25-01832      4174 SW DARWIN BOULEVARD

Code Compliance Officer Jeremy Kashatus, previously sworn, read the case presentation and the staff's recommendation into the record. He presented the photos that were taken of the inspection showing the subject property and explained his investigation findings.

The Special Magistrate noted that the Respondent was not present and found proper notice based on the testimony. He found the property remained in violation as cited and found that Violation Section 41.08(B) constitutes a threat to the public health safety, and welfare, and granted all the relief requested by the City.

WISE      24-18104      311 SW FELDMAN AVENUE

Code Compliance Officer Brandon Wise, previously sworn, read the case presentation and the staff's recommendation into the record. He presented the photos that were taken of the inspection showing the subject property and explained his investigation findings.

The Special Magistrate noted that the Respondent was not present and found proper notice based on the testimony. He found the property remained in violation as cited and found that Violation Section 41.08(B) constitutes a threat to the public health safety, and welfare, and granted all the relief requested by the City.

(Clerk's Note: Item 11.a was heard after this case.)

10. Certification of Fines

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

[2025-425](#)

WISE

24-16444

3571 SW DELLAMANO STREET

Code Compliance Officer Brandon Wise, previously sworn, read the case presentation and the staff's recommendation into the record. He presented the photos that were taken of the inspection showing the subject property and explained his investigation findings. Code Compliance Officer Rachel Knaggs indicated that at the previous violation hearing, it was determined that the case would fall into compliance if the Respondent cleared out the driveway and walkway. The Special Magistrate noted there was still blockage, to which Compliance Knaggs confirmed.

The Deputy City Clerk provided the Oath of Testimony to the Respondent, Grace Frasca. She advised that she was a master gardener and added that there was a local law that states she was allowed to grow medicinal and herbal plants. Ms. Frasca asked for further clarification.

The Special Magistrate stated he remembered the case from the previous hearing and clarified that no one advised the Respondent she was not allowed to plant medicinal or herbal plants. He clarified she was not allowed to block the garage door and front doorway. The Special Magistrate advised he had the same conversation four months earlier and noted nothing had changed to date to bring the property into compliance.

Ms. Frasca stated she did not recall the conversation surrounding the garage door. She requested a dimension to which her plants should be cut down.

Code Compliance Supervisor Aaron Biehl advised that the case had been previously adjudicated. He requested that the Special Magistrate certify the fine based on the Respondent's inaction to provide compliance.

The Special Magistrate found that the City had proper notice and based on the evidence and testimony, the property remained in violation as cited and found that the violation constitutes a threat to the public health, safety, and welfare and required compliance. He stated she needed to clear her driveway and front door access.

(Clerk's Note: Code Violations Special Requests Case Number 24-18927 was heard after this case.)

#### 11. Certification of Fines Special Requests

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

[2025-426](#)

MENDOZA

24-19068

1162 SW AIROSO BOULEVARD

Code Compliance Officer Miguel Mendoza, previously sworn, read the case presentation and the staff's recommendation into the record. He presented the photos that were taken of the inspection, showing the subject property, and explained his investigation findings.

The Special Magistrate noted that the Respondent was not present and found proper notice based on the testimony. He found the property remained in violation as cited and has not complied with the Order from February 19, 2025. The Special Magistrate certified the fine and granted all the relief requested by the City.

12. Modification Requests

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

[2025-439](#)

Evelyn Rojas, Lien Services, Finance, stated that the Modification requests on the agenda, Case Number: 24-16172 was heard as a matter of City Policy and were mandated by Florida Statute. She explained that the City Council held liens and were considered assets of the City. Ms. Rojas indicated that per the City Ordinance, the Special Magistrate had the authority to modify the liens. The Special Magistrate stated he would grant the modification and sign the appropriate modification order.

(Clerk's Note: Item 13.a was heard after this item.)

13. Vacate Requests

**13.a** Hear Vacate Requests Cases and Approve the Staff Recommendation

[2025-440](#)

Ms. Rojas stated that the Vacate requests on the agenda, Case Number: 21-02882, 21-05606, 21-07624, 22-03894, 23-01959, 24-04086, and 24-17852, were found to be invalid and required a Special Magistrate's signature. The Special Magistrate stated he would grant the Vacate Requests and sign the appropriate vacate order.

(Clerk's Note: Item 8.a was heard after this item.)

14. How Parties are Notified

Ms. Francios 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. The Special Magistrate indicated he found proper notice.

15. Introduction of Cases Without Parties Present

Ms. Francios Dieujuste read the following cases without parties present into the record:

Code Violations

25-01188	1807 SW Dalmatian Ave.
25-04000	3412 SW Esperanto St.
25-05087	1800 SE Tiffany Ave.
24-05658	108 SE Eyerly Ave.
24-16762	2417 SW Falcon Cir.
25-00648	2281 SW Savage Blvd.
25-01653	366 SE Strait Ave.
25-04661	1809 SW Agnes St.
25-00548	1944 SW Breezeway St.
25-00562	2091 SW Gail wood St.
25-00478	887 SW Koler Ave.
25-01449	3833 SW McKim St.
25-02121	502 SW Halkell Ave.
25-02123	442 SW Fifer Ave.
25-04364	3831 SW Ridley St.

Certification of Fines

24-19365	991 SW Versailles Ave.
24-14495	1714 SE Clearmont St.
24-12443	342 SW Carter Ave.
24-15580	3742 SW Swope St.
24-17182	1018 SW Alcantarra Blvd.
24-19896	3614 SW Viceroy St.

16. Public to be Heard

No one signed up to speak during this portion of the agenda.

17. Adjourn

There being no further business, the meeting was adjourned at 10:51 a.m.

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Daisy Ruiz, Deputy City Clerk



# City of Port St. Lucie

## Special Magistrate Hearing

### Meeting Minutes

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

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**Wednesday, May 14, 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 Esq. on May 14, 2025, at 9:00 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Keith Davis Esq., Special Magistrate

Sara Brown, Project Coordinator

Rachel Francois Dieujuste, Code Compliance Standards Associate

Camille Wallace, Neighborhood Services Deputy Director

Wesley Armstrong, Code Compliance Supervisor

Aaron Biehl, Code Compliance Supervisor

Steve Owens, Code Compliance Supervisor

Michael Dickerson, Code Compliance Officer

Anastasia Diaz, Code Compliance Officer

Tyler Herzog, Code Compliance Officer

Carlloyd Rose, Code Compliance Officer

Evelyn Rojas, Lien Services Specialist

Richard Shiller, Deputy City Attorney

Jasmin De Freese, Deputy City Clerk

2. Pledge of Allegiance

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

3. Swearing in Code Specialist and/or Building Investigators

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

4. Approval of Minutes

Code Compliance Standards Associate Rachel Francois Dieujuste indicated that the following cases were postponed; 24-19874, 24-18159, 24-18983.

Code Compliance Standards Associate Rachel Francois Dieujuste indicated that the following cases were abated; 25-01516, 24-13312, 24-19309.

5. Late Abatements and/or Postponements

There was nothing heard under this item.

6. Approval of Agenda

The Special Magistrate approved the agenda, as published.

7. Introduction of Cases

8. Solid Waste Certification of Fines

There was nothing heard under this item.

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

[2025-447](#)

There was nothing heard under this item.

9. Code Violations

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

[2025-448](#)

13. DICKERSON / CASE NO. 25-01140 / 2270 SW GATLIN BLVD

(Clerk's Note: The Respondent appeared via Zoom.)

Code Compliance Officer Dickerson read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. He stated that the only violations that remained were the striping and parking bumps in the parking lot, and he requested to abate violation 155.06(c).

The Deputy City Clerk swore in Respondent Michael Kinney, Property Manager, who informed that he had vendors ready and needed approval from Miller's Ale House, but if the approval was not received in a few weeks, they would go through with it and have Miller's pay after the fact.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by June 16, 2025. He stated that he would accept the City's recommendation and if compliance was not met, a hearing would be held to determine the fines.

9. DIAZ / CASE NO. 24-13091 / 1801 SW BILTMORE ST

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

The Deputy City Clerk swore in Respondents Daniel Kreiser and Christine Bell. Mr. Kreiser informed that they agreed with the violations and took care of other items, and that they immediately reached out to a contractor who took a few weeks to visit the site and give a quote. He stated that he needed to get other quotes which took up more time, and he reached back out to the first contractor in April, of whom did not give a definitive timeframe. He also noted that this repair did not need a permit. Wesley Armstrong, Code Compliance Supervisor, recommended verifying with Public Works Engineering to ensure there were no issues. Mr. Kreiser requested a 90-day extension, to which the City had no objections.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by August 15, 2025. He stated that he would accept the City's recommendation and if compliance was not met, a hearing would be held to determine the fines.

#### 11. DIAZ / CASE NO. 24-13180 / 1833 SW BILTMORE ST

Code Compliance Officer Diaz read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. She struck violation 158.211 from the record and Steve Owens, Code Compliance Supervisor, clarified that the fence was considered the open storage because it was a vacant lot. Officer Diaz stated that the respondent had contacted Planning & Zoning in 2018 to create a Site Plan, and a Unity of Control was submitted, but it was not an original document. She stated that for the respondent to comply, the fence would need to be removed or update the Site Plan with the original documentation.

(Clerk's Note: The Respondent was previously sworn for Case 24-13091.)

Respondent Christine Bell, who stated that the City Attorney approved the Unity of Control, but the County Clerk's Office could not record it because it wasn't an original document, but she was advised that sometimes the document could be filed with the Planning & Zoning Department, so she would try that because she did not know where the original was located.

The Special Magistrate requested that the case be removed from the agenda and stated that he would not put in an Order so that the respondent could have time to address the Unity of Control issue.

#### 10. Code Violations Special Requests

##### 10.a Hear Code Violations Special Requests Cases and Approve

[2025-449](#)

the Staff Recommendation

19. HERZOG / CASE NO. 24-12024 / 1652 SW MCALLISTER LN

(Clerk's Note: The Respondent was not present.)

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

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation of the remaining cited Code Sections and ordered a compliance deadline by May 21, 2025. If not in compliance by May 21, 2025, the Special Magistrate authorized the City to enter the property, pursuant to Section 162.08(5), F.S., to bring the property into compliance. He noted that fines would be addressed at the Certification of Fine Hearing if one was needed and requested by the City.

20. HERZOG / CASE NO. 25-00989 / 307 SW BELMONT CIR

(Clerk's Note: The Respondent was not present.)

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

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation of the remaining cited Code Sections and ordered a compliance deadline by May 21, 2025, and granted all relief requested by the City.

21. HERZOG / CASE NO. 25-03593 / 626 SW SANDBAR TER

(Clerk's Note: The Respondent was not present.)

(Clerk's Note: Code Compliance Officer Carlloyd Rose read the case presentation on behalf of Officer Herzog.)

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

The Special Magistrate found proper notice and based on the testimony

and evidence reviewed, he found the property remained in violation of the remaining cited Code Sections and ordered a compliance deadline by May 21, 2025, and granted all relief requested by the City.

**22. WILLIAMS / CASE NO. 25-03197 / 190 SW PORT ST LUCIE BLVD**

(Clerk's Note: The Respondent was not present.)

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

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation of the remaining cited Code Sections and ordered a compliance deadline by May 21, 2025, and granted all relief requested by the City.

**11. Vacant Lot Violations**

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

[2025-450](#)

There was nothing heard under this item.

**12. Certification of Fines**

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

[2025-451](#)

There was nothing heard under this item.

**13. Certification of Fines Special Requests**

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

[2025-452](#)

**36. DICKERSON / CASE NO. 24-17746 / 9197 S US HIGHWAY 1**

(Clerk's Note: The Respondent was not present.)

Code Compliance Officer Dickerson read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. He requested an Order for the dumpster corral to be secured due to multiple incidents of illegal dumping.

Based on the testimony and evidence presented, the Special Magistrate found that the Respondent had failed to comply with the deadline set forth

in the Violation Hearing. He certified the fine in the amount of \$75/day, up to a maximum of \$7,500, in addition to the administrative costs of \$411. The Special Magistrate granted all relief requested by the City including securing the dumpster corral.

14. Vacant Lot Certification of Fines

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

[2025-453](#)

There was nothing heard under this item.

15. Modification Requests

- 15.a** Hear Modification Requests Cases and Approve the Staff Recommendation

[2025-468](#)

(Clerk's Note: This item was heard first.)

Evelyn Rojas, Lien Services Department, stated that these modifications are requested by the applicant. They are heard as a matter of City policy and are not mandated by Florida Statute. City Council holds these liens and they are considered to be assets of the City. Per City ordinance, the Special Magistrate has authority to modify these liens, agenda item 1.

16. Vacate Requests

- 16.a** Hear Vacate Requests Cases and Approve the Staff Recommendation

[2025-469](#)

(Clerk's Note: This item was heard after item 15.a.)

Evelyn Rojas, Lien Services Department, stated that the vacate requests on today's agenda, items 2-5, have come from citizens or City staff, have been found by the City to be invalid, and require Special Magistrate signature.

17. How Parties are Notified

The Code Compliance Standards Associate read the following into the record: A Notice of Hearing or Notice of the Certification of Fine was sent to the violator by Certified Mail Return Receipt Requested to the address listed in the Tax Collector's Office for tax notices or to the address listed in the County Property Appraiser's Database. If the green card was returned, it was placed in the file and was either signed, unsigned or unclaimed. Ten days before the hearing, an agenda was posted on the bulletin board in the lobby of Port St. Lucie City Hall. Also, a Notice of Hearing was posted on the property in question, along with an Affidavit of Posting, which included a copy of the notice posted and the date and places of its posting. If the certification card was not returned to the

Neighborhood Services Department, then within ten days before the Hearing, posting was completed in the same manner as if the card was returned unclaimed as stated above. The photos shown at the hearing were kept and maintained as public records of the City of Port St. Lucie's Neighborhood Services Department. The Code Compliance Standards Associate requested that the Clerk enter the cases into the record and asked the Special Magistrate if he had any questions about any cases with no parties present, to which he responded in the negative.

18. Introduction of Cases Without Parties Present

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

24-06960 1313 SW Macedo Blvd  
24-10395 861 SW Lakehurst Dr A  
25-01167 1661 NW St Lucie West Blvd  
24-19874 1900 SW Aledo Ln  
24-13312 2002 SW Judith Ln  
24-18159 1751 SW Anderson St  
25-01220 726 SE Ablett Ln  
25-04260 10586 S US Highway 1  
25-02640 1465 SW Bargello Ave  
25-03273 2465 SW Summit St  
25-03354 1908 SW Beauregard St  
25-03936 2442 SE Gillette Ave  
25-04594 4241 SW McClellan St  
25-04985 1097 SW Eckard Ave  
25-05035 4657 SW Bachelor St  
25-06305 2057 SE Crystal Mist St  
24-19384 2890 SW Port St Lucie Blvd  
24-15737 765 SW Dalton Cir  
24-13709 2802 SW Port St Lucie Blvd  
24-14701 938 SW Durham Ter  
24-18983 3020 SW Longleaf Ct  
24-16016 1965 SE Floresta Dr  
24-17833 738 Hoffenberg Ave  
24-18704 2903 SE Pier St  
24-18707 294 SW Saginaw Ave  
24-18765 4073 SW Kidd Ct  
24-18881 5136 NW Rugby Dr  
24-18935 6782 NW Abigail Ave  
24-19836 726 NW Bayshore Blvd

19. Public to be Heard

There were no public comments to be heard.

20. Adjourn

There being no further business, the meeting was adjourned at 9:56 a.m.

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Jasmin De Freese, Deputy City Clerk





## Agenda Summary

2025-668

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**Agenda Date:** 7/16/2025

**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
	Bender	25-04737	Ramon Mora (TR)	336 NE Gladiola AVE
	Bender	25-06075	Kalocova Holdings LLC	549 SW Buswell AVE
	Bender	25-06367	Bendoim Inc	357 NE Camelot DR
	Bender	25-08193	Carol M Dean	899 NW Riverside Dr
	Bender	25-08228	Abner Metayer	761 NW Bayshore BLVD
	Bender	25-08248	Frank J Parker & Kristine Parker	761 NW Kingston ST
	Capp	24-16169	SFR 2012-1 Florida LLC	272 SW Molloy ST
	Capp	25-00860	Niria Gerardi	412 SE Majestic TER
	Capp	25-04789	Gregory Nicholas Garrison	126 SW Thornhill DR
	Capp	25-06580	James Schaffer & Alicia Schaffer	1182 SW Jumper ST
	Capp	25-07122	Sandra Rampersad	133 SW Fairway AVE
	Capp	25-07572	Liliana Mayo	541 SW Twig AVE
	Capp	25-07573	GrowFast USA Inc	533 SW Twig AVE
	Capp	25-07585	Edward P Darling & Marc J Stilson : Dana G Darling	398 SW Ray AVE
	Capp	25-07922	Paul R Champion (EST)	118 SW Lancaster Ave
	Capp	25-08161	Eric Saint Aude & Marline Charles	1949 SW Brisbane ST
	Capp	25-08180	Lester Cesar Coba & Nathalie Armas	160 SW Majestic TER
	Diaz	25-09521	Lennard Road Partners LTD	2033 SE Lennard Rd
	Gomez	24-19281	Kimberly Amerson	1958 SE West Dunbrooke CIR
	Gomez	25-04757	Bryan Paul Metzger	2771 SE Melaleuca BLVD
	Gomez	25-05451	Lisa Green	1781 SE Ridgewood ST
	Gomez	25-05453	Richard M Loiselle & Aimee G Loiselle	1741 SE Ridgewood ST
	Gomez	25-05457	Robin D Burt	2301 SE Bounty AVE
	Gomez	25-05465	Keith Byars & Courtney Byars	1610 SE Ridgewood ST

	Gomez	25-05524	Reginald Thomas	1390 SE Vestridge LN
	Gomez	25-05525	Kimberly Arden Russo	2362 SE Mariola AVE
	Gomez	25-05683	FYR SFR Borrower LLC	2317 SE Leithgow ST
	Gomez	25-05859	D J Allen Realty LLC	2478 SE Pascal AVE
	Gomez	25-06891	Michael Mapp	2297 SE Seamist ST
	Gomez	25-06903	Cesar O Palencia & Maria M Palencia	2109 SE Genoa St
	Gomez	25-06934	FKH SFR C1 LP	1744 SE Berkshire BLVD
	Gomez	25-07899	IH6 Property Florida LP	2371 SE Bounty AVE
	Gomez	25-07947	Anthony Solino & Jasmine Lee Hopper	2150 SE Trillo ST
	Gomez	25-08186	Olajide S Olaleye & Shirley Olaleye	2351 SE Melaleuca BLVD
	Gomez	25-08198	Jonathan Hernandez	1343 SE Vestridge LN
	Gomez	25-08880	Dat Thanh Tran	2298 SE Pear LN
	Peco	25-04632	James VanEtten & Teresa Emmons	1502 SE Portillo RD
	Peco	25-04814	Kelly L Dakis	3101 SE Morningside BLVD
	Peco	25-06274	Brandy M Johnson	1125 SE Petunia AVE
	Peco	25-06659	Robert R Randall II & Lori V Kinney	2914 SE Pine Valley ST
	Peco	25-06663	Richard A Steele & Joyce B Steele	2081 SE Erwin Rd
	Peco	25-06666	Ruperto Irizarry & Ruth Irizarry	2801 SE Italy St
	Peco	25-06669	Sophia J Beaumont	2861 SE Pine Valley ST
	Peco	25-06672	Penny Speer	3035 SE Santa Anita ST
	Peco	25-06693	Roxetta Ojeda	1858 SE Vesthaven CT
	Peco	25-07161	Steven Thomas Shields, Scott Shields & Thomas Bryan Shields	1171 SE Mendavia AVE
	Peco	25-07432	Adrian F Campbell & Maria M Vargas	1585 SE Sinbad AVE
	Peco	25-07672	Carlos Pulistar	1822 SE Elkhart TER

	Peco	25-07783	Leodis Jose Santos & Orquidea Santos	1842 SE Oxmoor CT
	Peco	25-07937	Jacqueline Eve Ortiz & Michael Wade Boccio	1440 SE Portillo RD
	Peco	25-07971	Betty Grey & Diana Thompson	1461 SE Vesthaven CIR
	Peco	25-07975	Curklin Kirpatrick Ryan	1750 SE Lullaby TER
	Peco	25-07982	Elisa Acosta & Tomas Acosta	2160 SE Sunflower ST
	Peco	25-07986	Aissatou Gayle	2350 SE Corsica RD
	Peco	25-08229	Scott Propst & Sandra Propst	2824 SE Merritt Ter
	Pierre	24-15058	Alva Investing LLC	486 SE NOME DR
	Pierre	24-17451	Bethania J Dickinson	1237 SE Coral Reef ST
	Pierre	25-02242	Guito Camille	1743 SE Aneci ST
	Pierre	25-05102	Paul M Leary & Martha E Leary	451 SE Evans AVE
	Pierre	25-05498	Esau M Khan	1990 SE Floresta DR
	Pierre	25-05722	Floyd R Simmons & Jacqueline M White	1857 SE Fallon DR
	Pierre	25-05982	CLJL Investment Inc	465 SE Seahouse DR
	Pierre	25-06005	Yukio Lao	450 SE Guava TER
	Pierre	25-06494	2019-1 IH BORROWER LP	1038 SE Albatross AVE
	Pierre	25-06499	Robens M Pierre-Louis & Grace Casimir	1433 SE Bayharbor ST
	Pierre	25-06505	Emmanuela M Larose	920 SE Bayfront AVE
	Pierre	25-07599	Robert McGowan II	612 SE Voltair TER
	Pierre	25-08138	Stacy L Sweet	801 SE Kendall Ave
	Rose	25-06851	Rickey Steinberg & MaryAnne Steinberg	3220 SE Quay ST
	Rose	25-08640	Richard Addison	360 SW Ridgecrest DR

## Code Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	25-04737	Ramon Mora (TR)	336 NE Gladiola AVE
	Bender	25-08193	Carol M Dean	899 NW Riverside Dr
	Capp	24-16169	SFR 2012-1 Florida LLC	272 SW Molloy ST
	Gomez	24-19281	Kimberly Amerson	1958 SE West Dunbrooke CIR
	Gomez	25-05451	Lisa Green	1781 SE Ridgewood ST
	Gomez	25-05524	Reginald Thomas	1390 SE Vestridge LN
	Gomez	25-05525	Kimberly Arden Russo	2362 SE Mariola AVE
	Gomez	25-06891	Michael Mapp	2297 SE Seamist ST
	Gomez	25-06934	FKH SFR C1 LP	1744 SE Berkshire BLVD <a href="#">*Attending via Zoom*</a>
	Peco	25-04632	James VanEtten & Teresa Emmons	1502 SE Portillo RD
	Peco	25-04814	Kelly L Dakis	3101 SE Morningside BLVD
	Peco	25-07672	Carlos Pulistar	1822 SE Elkhart TER
	Peco	25-07783	Leodis Jose Santos & Orquidea Santos	1842 SE Oxmoor CT
	Peco	25-07975	Curklin Kirpatrick Ryan	1750 SE Lullaby TER
	Peco	25-07986	Aissatou Gayle	2350 SE Corsica RD
	Pierre	24-15058	Alva Investing LLC	486 SE NOME DR
	Pierre	25-05722	Floyd R Simmons & Jacqueline M White	1857 SE Fallon DR
	Pierre	25-05982	CLJL Investment Inc	465 SE Seahouse DR



## Agenda Summary

2025-669

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**Agenda Date:** 7/16/2025

**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
	Bender	25-06109	Zidor Charles & Guerda M Charles	166 NW Aileen St
	Bender	25-06809	Rocco Romanelli (TR) & Maria Romanelli (TR)	674 SW Biltmore ST
	Bender	25-07508	Valery Ball	317 NW Granadeer ST
	Bender	25-07682	Patricia Ocallaghan	782 NW Selvitz RD
	Bender	25-08061	Connor Vincent Cercone & Devon Coleman	397 NW Biltmore ST
	Bender	25-08257	Shadawood Properties LLC	657 NW Marion AVE
	Bender	25-08345	Unity Property LLC	501 NW Prima Vista BLVD
	Bender	25-08578	Nedeeia G Monteago	502 NW Goldcoast AVE
	Gomez	25-08329	Patrick Richardson	1791 SE Ridgewood St
	Mendoza	25-00438	Duronel B Loute	2002 SW Kimberly AVE
	Peco	25-05036	Timmie Lee Bagley & Kareen Bagley	2586 SE Perugia ST
	Peco	25-08444	Barbara Erben (EST)	1932 SE Gibbs AVE

## Code Violations Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	25-06809	Rocco Romanelli (TR) & Maria Romanelli (TR)	674 SW Biltmore ST
	Bender	25-07682	Patricia Ocallaghan	782 NW Selvitz RD
	Bender	25-08578	Nedeeia G Monteago	502 NW Goldcoast AVE
	Gomez	25-08329	Patrick Richardson	1791 SE Ridgewood St
	Mendoza	25-00438	Duronel B Loute	2002 SW Kimberly AVE
	Peco	25-05036	Timmie Lee Bagley & Kareen Bagley	2586 SE Perugia ST
	Peco	25-07161	Steven Thomas Shields, Scott Shields & Thomas Bryan Shields	1171 SE Mendavia AVE
	Pierre	25-05102	Paul M Leary & Martha E Leary	451 SE Evans AVE





## Agenda Summary

2025-670

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**Agenda Date:** 7/16/2025

**Agenda Item No.:** 10.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
	Bender	25-04055	HMD and D Holding LLC	370 SW Buxton AVE
	Bender	25-08321	HOME SFR BORROWER IV LLC	366 NE Gulfstream AVE
	Capp	24-15414	Kirk Vera	352 SW Voltair TER
	Capp	25-04164	MARSHALL PROPERTY HOLDINGS LLC	365 SW Todd AVE
	Capp	25-05084	Vincent N Batz	226 SW Parish TER
	Gomez	24-18844	Brenda D Anderson & Jessica L Zellers	1575 SW Fresno RD
	Gomez	25-04113	Roger Cespedes-Colon & Sarah M Colon	2460 SE Pascal AVE
	Peco	24-03781	Jason J Gonzales	2365 SE Delano RD
	Peco	24-19878	Jorge I Medal	1413 SE Vesthaven CIR
	Peco	25-01359	Alexis L Macias	2033 SE Oxmoor TER
	Peco	25-01396	Lorraine Sullivan & Gerald Desmarais	2266 SE Seafury Ln
	Pierre	24-19073	Lauren Farina & Emilio Graveran	2899 SE Eagle DR
	Pierre	25-03323	Kevin McCoy & Brittany Muscanera	650 SE Majestic TER

## Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	25-04055	HMD and D Holding LLC	370 SW Buxton AVE
	Capp	24-15414	Kirk Vera	352 SW Voltair TER
	Capp	25-04164	MARSHALL PROPERTY HOLDINGS LLC	365 SW Todd AVE
	Capp	25-05084	Vincent N Batz	226 SW Parish TER
	Gomez	25-04113	Roger Cespedes-Colon & Sarah M Colon	2460 SE Pascal AVE
	Peco	24-19878	Jorge I Medal	1413 SE Vesthaven CIR
	Peco	25-01359	Alexis L Macias	2033 SE Oxmoor TER
	Peco	25-01396	Lorraine Sullivan & Gerald Desmarais	2266 SE Seafury Ln
	Pierre	25-03323	Kevin McCoy & Brittany Muscanera	650 SE Majestic TER



## Agenda Summary

2025-671

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**Agenda Date:** 7/16/2025

**Agenda Item No.:** 11.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
	Bender	25-02859	Anilien Lamarre	700 NW Kingston ST

Next Magistrate Hearing – July 23, 2025 SM Pelletier

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

## Certification of Fines Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	25-02859	Anilien Lamarre	700 NW Kingston ST
	Bender	25-08321	HOME SFR BORROWER IV LLC	366 NE Gulfstream AVE
	Gomez	24-18844	Brenda D Anderson & Jessica L Zellers	1575 SW Fresno RD
	Pierre	24-19073	Lauren Farina & Emilio Graveran	2899 SE Eagle DR

Next Magistrate Hearing – ~~July 23, 2025~~ SM Pelletier \*Cancelled\*

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



## Agenda Summary

2025-676

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**Agenda Date:** 7/16/2025

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

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Placement: New Business

Action Requested: Motion / Vote

Hear Modification 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 Approves the modified lien amount.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Approves the modified lien amount.
2. Move that the Council not certify or approve the presented case and provide staff direction.

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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

## Modification Requests

#	Division	Case No.	Respondent(s)	Respondent Address
	Rojas	09-BL-8754	Robert and Della Debartolo	199 SW Chapman Ave
	Rojas	21-05356	Robert C Dibartolo and Pamela S DiBartolo	199 SW Chapman Ave
	Rojas	23-17548	Robert C DiBartolo and Pamela S DiBartolo	199 SW Chapman Ave
	Rojas	24-17649	BTG Properties LLC	440 NW Peacock Blvd



## Modification Requests

#	Division	Case No.	Respondent(s)	Respondent Address
	Rojas	09-BL-8754	Robert and Della Debartolo	199 SW Chapman Ave
	Rojas	21-05356	Robert C Dibartolo and Pamela S DiBartolo	199 SW Chapman Ave
	Rojas	23-17548	Robert C DiBartolo and Pamela S DiBartolo	199 SW Chapman Ave



## Agenda Summary

2025-677

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**Agenda Date:** 7/16/2025

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

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Placement: New Business

Action Requested: Motion / Vote

Hear Vacate 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 Approves to vacate liens presented.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Approves to vacate liens presented.
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.*

## Vacate Requests

#	Specialist	Case No.	Respondent(s)	Respondent Address
	Rojas	98-08-0761	Pierre J. and Karen M. Mesadieu	343 SW Eastport Cir
	Rojas	98-12-0515	Bettie D. Leniere	125 SE Crosspoint Dr
	Rojas	99-05-0580	Joseph and Kathleen Duncan	1301 SE Elyton Ct
	Rojas	99-06-0483	Bruce V. Chambers	749 NW Cardinal Dr
	Rojas	99-06-0674	Arnold Zimmerman	261 SW Bridgeport Dr
	Rojas	99-06-0905	James D. Jones	1661 SW Falmouth Ave
	Rojas	99-07-0108	George E. Dewitt	573 NW Placid Ave
	Rojas	99-07-0847	James Carl Altosta	2281 SW Grosspoint St
	Rojas	99-10-0360	Ansoro and Mernia Taylor	650 SW Fair Ave
	Rojas	00-01-0376	Jay E. Carpenter	1793 SW Camelo Blvd
	Rojas	00-04-0843	Nadine DE Young	267 SW Homeland Road
	Rojas	00-07-4226	Terrence M. Toohey	2541 SE Hemsing St
	Rojas	01-02-0599	Terrence M. Toohey	2541 SE Hemsing St
	Rojas	01-05-0524	Terrence M. Toohey	2541 SE Hemsing St
	Rojas	02-04738	Terrence M. Toohey	2541 SE Hemsing St
	Rojas	04-02421	Terrence M. Toohey	2541 SE Hemsing St
	Rojas	00-09-0553	Fred and Virginia Facardi	425 SW Friar St
	Rojas	01-05-0247	Christopher Buckman	1319 SW Porter Rd
	Rojas	01-08-0198	Francisco and Vicky Delacruz	2180 SE Floresta Dr
	Rojas	01-11-0365	Anne J. Bischoff	755 SE Albatross Ave
	Rojas	01-11-0441	Robert and Linda Jardine	3442 SW Emden St
	Rojas	02-00428	Duane and Joe Brown	625 SW Lucero Dr
	Rojas	02-05517	Dennis Respol, Jr and Dennis Respol Sr	2633 SW Tanforan Blvd
	Rojas	02-05916	Thomas Bridges	774 SE Chaloupe Ave
	Rojas	03-01277	Debra Toney	2171 SE Midtown Rd
	Rojas	03-03646	Robert and Lisa Miller	2274 SE Sesame Ln

	Rojas	03-04019	Bent M. Solomon	3305 SW Mundy St
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## Vacate Requests

#	Division	Case No.	Respondent(s)	Respondent Address
	Rojas	98-12-0515	Bettie D. Leniere	125 SE Crosspoint Dr
	Rojas	99-05-0580	Joseph and Kathleen Duncan	1301 SE Elyton Ct
	Rojas	99-06-0483	Bruce V. Chambers	749 NW Cardinal Dr
	Rojas	99-06-0674	Arnold Zimmerman	261 SW Bridgeport Dr
	Rojas	99-06-0905	James D. Jones	1661 SW Falmouth Ave
	Rojas	99-07-0108	George E. Dewitt	573 NW Placid Ave
	Rojas	99-07-0847	James Carl Atcosta	2281 SW Grosspoint St
	Rojas	99-10-0360	Ansoro and Merna Taylor	650 SW Fair Ave
	Rojas	00-01-0376	Jay E. Carpenter	1793 SW Cameo Blvd
	Rojas	00-04-0843	Nadine DE Young	267 SW Homeland Road
	Rojas	00-07-0426	Terrence M. Toohey	2541 SE Hemsing St
	Rojas	01-02-0599	Terrence M. Toohey	2533 SE Hemsing St
	Rojas	01-05-0524	Terrence Toohey	2541 SE Hemsing St
	Rojas	02-4738	Terrence M. Toohey	2541 SE Hemsing St
	Rojas	04-2421	Terrence M. Toohey	2541 SE Hemsing St
	Rojas	00-09-0553	Fred and Virginia Facardi	425 SW Friar St
	Rojas	01-05-0247	Christopher Buckman	1319 SW Porter Rd
	Rojas	01-08-0198	Francisco and Vicki Delacruz	2180 SE Floresta Dr
	Rojas	01-11-0365	Anne J. Bischoff (EST)	755 SE Albatross Ave
	Rojas	01-11-0441	Robert and Linda Jardine	3442 SW Emden St
	Rojas	02-0428	Duane and Joe Brown	625 SW Lucero Dr
	Rojas	02-5517	Dennis Respol, Jr and Dennis Respol Sr	2633 SW Tanforan Blvd
	Rojas	02-5916	Thomas Bridges	774 SE Chaloupe Ave
	Rojas	03-1277	Debra Toney	2171 SE Midtown Rd
	Rojas	03-3646	Robert and Lisa Miller	2274 SE Sesame Ln
	Rojas	03-4019	Bent M. Solomon	3305 SW Mundy St

	Rojas	24-31658-R-BL	University Boulevard Business Center PSL LLC	510 University Blvd Suite 107
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