

# **City of Port St. Lucie**

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



## **Meeting Agenda**

**Wednesday, December 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 9/17/2025 Cases and Approve the Staff Recommendation [2025-1167](#)
  5. **Late Abatements and/or Postponements**
  6. **Approval of Agenda**
  7. **Introduction of Cases**
  8. **Modification Requests**
    - 8.a Hear Modification Requests Cases and Approve the Staff Recommendation [2025-1164](#)
  9. **Business Tax Violation**
    - 9.a Hear Business Tax Violation Cases and Approve the Staff Recommendation [2025-1165](#)
  10. **Solid Waste Certification of Fines**
    - 10.a Hear Solid Waste Certification of Fines Cases and Approve the Staff Recommendation [2025-1166](#)
  11. **Code Violations**
    - 11.a Hear Code Violations Cases and Approve the Staff Recommendation [2025-1168](#)
  12. **Code Violations Special Requests**
    - 12.a Hear Code Violations Special Requests Cases and Approve the Staff Recommendation [2025-1169](#)
  13. **Vacant Lot Violations**
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- 13.a** Hear Vacant Lot Violations Cases and Approve the Staff Recommendation [2025-1170](#)
- 14. Certification of Fines**
- 14.a** Hear Certification of Fines Cases and Approve the Staff Recommendation [2025-1171](#)
- 15. Certification of Fines Special Requests**
- 15.a** Hear Certification of Fines Special Requests Cases and Approve the Staff Recommendation [2025-1172](#)
- 16. Vacant Lot Certification of Fines**
- 16.a** Hear Vacant Lot Certification of Fines Cases and Approve the Staff Recommendation [2025-1173](#)
- 17. How Parties are Notified**
- 18. Introduction of Cases Without Parties Present**
- 19. Public to be Heard**
- 20. 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

2025-1167

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**Agenda Date:** 12/10/2025

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

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Placement: Approval of Minutes

Action Requested: Motion / Vote

Hear Approval of Minutes for 9/17/2025 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

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

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**Wednesday, September 17, 2025**

**9:00 AM**

**City Hall, Council Chambers**

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451. Meeting Called to Order

A Special Magistrate Hearing of the City of Port St. Lucie was called to order by Special Magistrate Keith Davis at 9:00 AM on September 17, 2025, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Keith Davis, Special Magistrate  
Greg Bender, Code Compliance Officer  
Roque Gomez, Code Compliance Officer  
Sarah Peco, Code Compliance Officer  
Brandon Wise, Code Compliance Officer  
Wesley Armstrong, Neighborhood Services  
Sara Brown, Neighborhood Services  
Richard Shiller, Deputy City Attorney  
Shanna Donleavy, Deputy City Clerk

2. Pledge of Allegiance

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

3. Swearing in Code Specialist and/or Building Investigators

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

4. Approval of Minutes

There were no minutes to be approved.

5. Late Abatements and/or Postponements

Sara Brown, Neighborhood Services, indicated Cases #25-11038 and #25-09504 were postponed and Cases #24-13334 and #25-12122 were abated.

6. Approval of Agenda

Special Magistrate Davis approved the agenda as amended.

7. Introduction of Cases

8. Code Violations

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

**[2025-841](#)**

## Recommendation

## #5. GOMEZ / CASE NO. 25-05465 / 1610 SE RIDGEWOOD ST

Code Compliance Officer Roque Gomez read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, driveway where the culvert needs to be replaced, driveway where it is collapsed, posting - taken at the time of the inspections.

The Deputy City Clerk swore in Keith Owen Byars II, who explained he has been unemployed and does not have the funds to fix the driveway. He stated he was quoted \$1,200 to get it repaired.

Wesley Armstrong, Neighborhood Services, indicated the culvert in the City right-of-way would require a permit from engineering, but no permit is required for the collapsed portion of the driveway that is on private property. He stated the City will inform the Respondent if any assistance programs become available. Mr. Armstrong indicated the job could be completed within 60 to 75 days.

Special Magistrate Davis stated that based on the testimony and evidence, he finds the property remains in violation as cited. He granted the Respondent an extension and set a new compliance date of January 21, 2025. Special Magistrate Davis requested that the Respondent to stay in touch with the City regarding his progress.

## #13. WISE / CASE NO. 24-16182/ 1314 SW GLASTONBERRY AVE

Code Compliance Officer Brandon Wise read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, fence in the City's drainage right-of-way/easement, posting, and an aerial of the property line - taken at the time of the inspections.

Wesley Armstrong, Neighborhood Services, indicated this case came from Public Works and that the 65 foot strip is a drainage canal. He explained the City accesses the area and the fence was placed by the previous owner. Mr. Armstrong stated the Respondents went through the process of potential abandonment of easement to allow the fence to remain, but it was turned down by Public Works. He indicated Public Works is requesting that the fence be moved four or five feet inward up against the shed, which is also on City Property.

The Deputy City Clerk swore in Respondents Kimberly Sala and James

O'Donnell. Ms. Sala explained the house was purchased approximately seven years ago and the fence was existing. She stated it was permitted to be there along with the shed since 1991. Ms. Sala indicated they went through the process of abandonment, but it was not granted. She stated they have now determined where the fence needs to be placed for compliance, so they will move the fence. Mr. O'Donnell requested an extension of 60 days.

Special Magistrate Davis stated the property remains in violation as cited. He granted the Respondents an extension and set a new compliance date of November 19, 2025. Special Magistrate Davis requested that the Respondents stay in touch with the City regarding their progress.

9. Code Violations Special Requests

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

[2025-842](#)

**#21. BENDER / CASE NO. 25-11271 / 554 NW TWYLITE TER**

Code Compliance Officer Greg Bender read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, posting, high grass and weeds - taken at the time of the inspections.

Special Magistrate Davis stated the Respondent is not present; however, the City has proper notice. He found that the property remains in violation, and constitutes a threat to the public health, safety, and welfare. Special Magistrate Davis granted all relief requested by the City.

**#16. BENDER / CASE NO. 25-12512 / 313 NW DORCHESTER ST**

Code Compliance Officer Greg Bender read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, high grass and weeds - taken at the time of the inspections.

Special Magistrate Davis stated the Respondent is not present; however, the City has proper notice. He found that the property remains in violation as cited, and constitutes a threat to the public health, safety, and welfare. Special Magistrate Davis granted all relief requested by the City.

**#17. GOMEZ / CASE NO. 25-11627 / 2250 SE BARON ST**

Code Compliance Officer Roque Gomez read the Case Presentation and Staff's recommendations into the record. He presented photos - of the

subject property, high grass and weeds, open storage, trailer parked in the yard - taken at the time of the inspections. He noted that the home is a rental property.

Special Magistrate Davis stated the Respondent is not present at today's hearing; however, the City has proper notice. He found that based on the testimony and evidence, the property remains in violation as cited, and the high grass and weeds constitute a threat to the public health, safety, and welfare. Special Magistrate Davis granted all relief requested by the City.

**#19. PECO / CASE NO. 25-11794 / 1449 SE MINORCA AVE**

Code Compliance Officer Sarah Peco read the Case Presentation and Staff's recommendations into the record. She presented photos - of the subject property, high grass and weeds, and posting - taken at the time of the inspections.

Special Magistrate Davis stated the Respondent is not present at today's hearing; however, the City has proper notice. He found that based on testimony and evidence, the property remains in violation as cited, and constitutes a threat to the public health, safety, and welfare. Special Magistrate Davis granted all relief requested by the City.

**#20. PECO / CASE NO. 25-12465 / 1173 SE STEWART RD**

Code Compliance Officer Sarah Peco read the Case Presentation and Staff's recommendations into the record. She presented photos - of the subject property, high grass and weeds - taken at the time of the inspections.

Special Magistrate Davis stated the Respondent is not present at today's hearing; however, the City has proper notice. He found the property remains in violation as cited, and constitutes a threat to the public health, safety, and welfare. Special Magistrate Davis granted all relief requested by the City.

**10. Certification of Fines**

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

[2025-843](#)

**#24. PECO / CASE NO. 25-01252 / 2262 SE CARNATION RD**

Code Compliance Officer Sarah Peco read the Case Presentation and Staff's recommendations into the record. She presented photos - of the subject property, posting, vehicle with no license plate, another vehicle



which sometimes has a license plate - taken at the time of the inspections. She stated the case opened in January 2025 and some license plates/tags have been provided for other vehicles on the property.

Respondent Olemedo Carlos Rodriguez was sworn in and explained he works in the Keys. He stated he will be in compliance by Monday.

Special Magistrate Davis continued the hearing and reset the date to October 1, 2025.

**#22. GOMEZ / CASE NO. 24-19281 / 1958 SE WEST DUNBROOKE CIR**

Code Compliance Officer Roque Gomez read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, tarp on roof, and posting of property - taken at the time of the inspections. He stated Special Magistrate Davis granted a continuance in this case in April 2025 and the respondent did not show up for the violation hearing.

Respondent Brandon Isaac Way was sworn in and explained they are in litigation regarding the roof. He stated the roof is supposed to be repaired on Saturday, weather permitting.

Wesley Armstrong, Neighborhood Services, recommended an extension of 60 days, due to the possible storms.

Special Magistrate Davis rescheduled the hearing to December 10, 2025.

**#21. BENDER / CASE NO. 25-04447 / 142 NE TWYLITE TER**

Code Compliance Officer Greg Bender read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, license plate in question for which Respondent has provided the registration, open storage that needs to be verified has been removed, boat that is not registered and has a broken axle - taken at the time of the inspections.

Respondent Timothy P. McKay was sworn in and explained he is working on everything. He indicated he needs to fix the axle on the boat and move it to the side of his house.

Special Magistrate Davis continued the hearing to October 1, 2025.

**11. Certification of Fines Special Requests**

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

[2025-844](#)

#25. BENDER / CASE NO. 25-08578 / 502 NW GOLDCOAST AVE

Code Compliance Officer Greg Bender read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, high grass and weeds before and after, posting - taken at the time of the inspections.

Special Magistrate Davis stated the Respondent is not present; however, the City has proper notice. Based on the evidence, he found that the violation order from July 16, 2025, is not in compliance, the property remains in violation, and continues to be a threat to the public health, safety, and welfare. Special Magistrate Davis granted all relief requested by the City. He stated the City can continue its abatement activities and assess the fine.

**12. How Parties are Notified**

Sara Brown, Neighborhood Services, read the following into the record: A Notice of Hearing or Notice of Certification of Fine was sent to the violator by Certified Mail Return Receipt Requested to the address listed in the Tax Collector's Office for tax notices or to the address listed in the County Property Appraiser's database. If the green card was returned, it was placed in the file and was either signed, unsigned, or unclaimed. Ten days before the hearing, the Agenda was posted on the bulletin board in the lobby of Port St. Lucie City Hall. Also, a Notice of Hearing was posted on the property in question, along with an Affidavit of Posting, which included a copy of the notice posted and the date and places of its posting. If the certification card was not returned to the Neighborhood Services Department within ten days before the Hearing, posting is completed in the same manner as if the card was returned unclaimed as stated above. Photos shown at today's hearing are kept and maintained as public records of the City of Port St. Lucie's Neighborhood Services Department.

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

Ms. Brown requested that the City Clerk enter the cases into record and inquired if the Special Magistrate had any questions regarding any of the cases where the party is not present. Special Magistrate Davis indicated he had no questions and found proper notice for the remaining cases.

Sara Brown, Neighborhood Services, read the cases without parties present into the record:

#25-09531 - 224 NW FERRIS DR

#25-11944 - 502 NW GOLDCOAST AVE

#25-12225 - 119 SW LAKEHURST DR  
#25-07432 - 1585 SE SINBAD AVE  
#25-08209 - 2132 SE FLANDERS RD  
#25-08229 - 2824 SE MERRITT TER  
#25-12326 - 2635 SE MORNINGSIDE BLVD  
#25-05939 - 1060 SE FLORESTA DR  
#25-09249 - 2303 SW KENT CIR  
#25-05525 - 2362 SE MARIOLA AVE

Special Magistrate Davis stated he would sign the appropriate orders for these cases.

14. Public to be Heard

There were no comments from the public.

15. Adjourn

There being no further business, the hearing was adjourned at 10:00 AM.

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Shanna Donleavy, Deputy City Clerk

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Typed by: Traci Mehl, Deputy City Clerk



## Agenda Summary

2025-1164

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**Agenda Date:** 12/10/2025

**Agenda Item No.:** 8.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

#	Specialist	Case No.	Respondent(s)	Respondent Address
	Rojas	22-01474	Kobi Zalait & Sandra C Bettrocchi	1867 SW Altman Ave
	Rojas	14-09146	Michael R Alford	1317 SW Bayshore Blvd
	Rojas	18-00539	Kathleen Torchia	102 SW Evans Ave
	Rojas	18-09094	Kathleen Torchia	102 SW Evans Ave
	Rojas	17-01340	Rajen V and Harsha R Patel	1317 SW Port Saint Lucie Blvd
	Rojas	18-00992	Rajen V and Harsha R Patel	1317 SW Port Saint Lucie Blvd



## Agenda Summary

2025-1165

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**Agenda Date:** 12/10/2025

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

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Placement: New Business

Action Requested: Motion / Vote

### Hear Business Tax Violation 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, city staff will present evidence and testimony regarding alleged violation of the City Code at the respondent's property, after which the Special Magistrate will determine whether a violation exists, if so, establish a deadline for compliance.

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

#### Alternate Recommendations:

1. Move that the Council amend the recommendation and determine whether the respondent is in violation of City Code and, if so, set a deadline for compliance.
2. Move that the Council not certify or approve the presented case and provide staff direction.

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation(s): 10513 SW Meeting St Unit 101: BT 24-00031; 2927 SE Bella Rd: BT 25-00360

Attachments: To be provided after the hearing.

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

*Council packets are available upon request from the City Clerk.*

## Business Tax

#	Specialist	Case No.	Respondent(s)	Respondent Address
	Rojas	BT-25-00360	Cameron L Esgate & Kristen L Esgate	2927 SE Bella Rd
	Rojas	BT-24-00031	Innovo PSL Office LLC	10513 SW Meeting ST Unit 101





## Agenda Summary

2025-1166

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**Agenda Date:** 12/10/2025

**Agenda Item No.:** 10.a

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Placement: New Business

Action Requested: Motion / Vote

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

Submitted By: Sara Brown, Project Coordinator,

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
	Velardo	25-14400	BAF ASSETS 5 LLC	229 SW KENTWOOD RD
	Velardo	25-14337	Gerald Wallmueller	1481 SE BARKER LN
	Emmert	25-14272	Jose F Osorio	729 SW SARDINIA AVE
	Matute	25-14395	Micaela Strongoli & Brandon Hernandez	1508 SW SANTANDER AVE
	Velardo	25-14875	Meredith Faith Wisdom & Gregory Rishko; Zachary Francis Rishko	566 SE OAKRIDGE DR
	Matute	25-14312	Marie M Etienne-Chirac & Louis F Etienne	1968 SW EMBER ST
	Herzog	25-14874	Corby S Henderson	2901 SW BIRTLE CT
	Bender	25-14749	Lyssa Gatto	561 NW CARDINAL DR
	Mendoza	25-15145	Jason Houtrides	1913 SW VILLANOVA RD
	Velardo	25-13831	BIMINI LANE HOLDINGS 19 LLC (see address card in file)	1132 SW COLEMAN AVE



## Agenda Summary

2025-1168

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**Agenda Date:** 12/10/2025

**Agenda Item No.:** 11.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	25-13841	Maria F De La Cruz & Graciela R De La Cruz	1301 SW California Blvd
	Bender	25-14919	Romario Shaw (LF EST)	1125 SW Sarto Ln
	Bender	25-14925	Rodique Frederic & Rose Frederic	1619 SW Carillo Ave
	Cerami	25-06628	Michelle Vanartsdalen	2571 SW Fairgreen RD
	Cerami	25-15056	Alex F Torres & Courtney Elizabeth Brimhall	2441 SW Washington St
	Cerami	25-15484	Adan Pozos & Mariana Guerrero Martinez	1633 SW Import Dr
	Diaz	25-06861	Lulfs Groves LLLP	11500 NW Glades Cut Off RD
	Diaz	25-13221	Dallas Port St Lucie LLC	435 NW Enterprise Dr
	Dickerson	25-07472	MAX GAS M LLC	2780 SE Morningside Blvd
	Dickerson	25-11670	Fernando Velasco & Maria Velasco	1681 SE Lennard Rd
	Dickerson	25-11838	L G LLC	3961 SW Port ST Lucie BLVD
	Dickerson	25-13593	ILA PRIVATE EDUCATION LLC	765 SW Dalton Cir
	Gomez	25-06891	Serana Nadia Latortue	2297 SE Seamist St
	Gomez	25-13143	Ruth B Bullard	2006 SE West Dunbrooke Cir
	Gomez	25-15192	Ralph Sadowsky	1631 SE Higdon Ct
	Herzog	25-09228	Daniel G LeNeve & Luz J LeNeve	301 SW Virden CT
	Herzog	25-12638	Louis Di Donato (EST)	701 SW Amber Ter
	Herzog	25-14850	Kimberly M Boyer & Michael A McCumber	1244 SW Jacqueline AVE
	Herzog	25-15526	Taylor Martin & Madison Martin	2544 SW Bayshore Blvd
	Herzog	25-16818	David G Fiddis & Carol Fiddis	2041 SW Cameo Blvd
	Huckstable	24-17894	Habib Pirani & Shaheen Pirani	6455 NW Frenze ST
	Huckstable	25-12294	Diana Rae Ensminger	2162 SE Bisbee St

	Huckstable	25-14540	Bailey Consulting Group LLC	1860 SW California Blvd
	Huckstable	25-14640	Ghazvini Asbury LTD	1010 SE Euclid Ln
	Huckstable	25-14641	Elkhorn Group LLC	2534 SE Floresta Dr
	Huckstable	25-14642	Jeffrey Sampson & Chanthorn Sampson	201 NE Brunson Ct
	Huckstable	25-14643	G DYNASTY INVESTMENTS LLC	773 SE Atlantus Ave
	Huckstable	25-14644	Brianna Torindae Capuano	2872 SW Savona Blvd
	Huckstable	25-14645	AY Housing LLC	2142 SW Gemini Ln
	Huckstable	25-14646	Ghazvini Asbury LTD	461 SW Byron St
	Huckstable	25-14648	Jeffrey Sampson & Chanthorn Sampson	2038 SW Scorpio Ln
	Huckstable	25-16779	Neophile Milord	2472 SW Valnera ST
	Kashatus	25-15425	Cesar Jean & Dianne S Mowatt	601 SW Jaslo Ave
	Kashatus	25-15583	SRP SUB LLC	4025 SW McIntosh St
	Mendoza	25-12440	Joan T Bischoff Hanna	755 SE Albatross Ave
	Mendoza	25-14096	Juan C Varela Lopez & Besy Y Galeano Acosta	949 SE Albatross AVE
	Mendoza	25-14789	Lyle Hawkins & Jennifer Hawkins	1714 SE Clearmont ST
	Peco	25-00860	Niria Gerardi	412 SE Majestic TER
	Peco	25-07998	Sabatha Arrazola	1925 SW Aquarius Ln
	Peco	25-09119	Kyle Baitsholts & Kristin Baitsholts	325 SE Cork Rd
	Peco	25-12270	Luxury Property 2 LLC	301 SW Whitmore Dr
	Peco	25-15257	Diana Stokes	1752 SW Schleicher Ln
	Peco	25-15684	William A Meeks (TR) & Kathleen L Meeks (TR)	329 SE Cork Rd
	Rose	25- 09348	Juliano M De Souza	471 NW Biltmore St
	Rose	25-09504	Christine Leone	456 NW Placid Ave
	Rose	25-13121	Luis F Paiva (LF EST)	6840 NW Granger Ave
	Rose	25-14796	Roberto Garcia & Roslia Garcia	285 NW Biltmore St
	Rose	25-15779	Fertho Valcin	238 NW Ferris Dr
	Rose	25-16047	Frederick L Smalley Jr (TR)	242 SW Reynolds Ave

	Williams	25-09748	Neel's Real Estate LLC	207 SW Port St Lucie Blvd
	Wise	25-08634	Aida L Quintana & Luis Rivera (EST)	1491 SE Grapeland Ave
	Wise	25-10875	Marthe Darline Jean & Jean Addely Romain	1224 SE Ladner St
	Wise	25-11843	Jerald Lockhart & Sarah Lockhart	268 SW Crescent AVE
	Wise	25-11963	Susan Tower (EST)	2092 SE Parkwood Cir
	Wise	25-12196	Brittany Delva	339 SW Dwight AVE
	Wise	25-12756	Greggory Steinbach & Desiree Lynn Nettleton (EST)	237 SW Starfish AVE
	Wise	25-12872	Robert A Dudley	1699 SE Elkhart Ter
	Wise	25-14467	Roberline Devalon & Jesumene Desvallons	1173 SE Stewart Rd
	Wise	25-14471	Olemedo C Rodriguez	2262 SE Carnation Rd
	Wise	25-15068	Brian Ingrum I & Robin G Ingrum	2099 SE Isabell Rd



## Agenda Summary

2025-1169

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**Agenda Date:** 12/10/2025

**Agenda Item No.:** 12.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
	Armendarez	25-11994	Edward W Kemper & Peggy E Kemper	171 SW Kestor Dr
	Bender	25-13814	Charles Dahlman (EST)	1516 SW Del Rio Blvd
	Bender	25-16162	Kenneth Kligerman	1921 SW Granello Ter
	Bender	25-16193	Gary Tuschinski (EST)	801 SW Harvard RD
	Bender	25-17361	Virona Walcott & Oliver G Walcott	1510 SW Mockingbird Cir
	Capp	25-16174	Joan B Scott	991 SW Versailles Ave
	Cerami	25-14703	Maya Pinhassian & Roderick Walker	1101 SW Dalton AVE
	Cerami	25-16688	Jennifere Smith	2582 SW McDonald St
	Gomez	25-15000	JP Real Estate Holdings LLC	2041 SE Ellington TER
	Gomez	25-15855	Generosa Childress	2080 SE North Blackwell DR
	Gomez	25-17160	Raymond Vidal & Julianna Costanzo	2322 SE Maslan Ave
	Herzog	25-09364	Kristen Seelinger, Ashley Seelinger & Garbielle Nesmith	751 SW Monsoon RD
	Herzog	25-14092	Joyce M Osika	1782 SW Cloverleaf ST
	Herzog	25-15445	Avrum Weinfeld (TR)	1556 SW Jacqueline
	Kashatus	25-08222	Kristina Mesadieu & Pamela Mesadieu	1237 SW Edinburgh DR
	Kashatus	25-15115	Jean Marie Therenciel Jr	140 SW Sea Lion RD
	Kashatus	25-15185	C L Carr	464 SW Halibut AVE
	Kashatus	25-15556	Pauline Sookdeo	280 SW Undallo Rd
	Kashatus	25-15587	Ben J Potter	4049 SW Kadlic St
	Mendoza	25-10004	Bonita R Herrick	542 SE Seahouse Dr
	Mendoza	25-12442	David C Estus & Judy L Estus	1402 SE Navajo Ln
	Mendoza	25-14485	Jack Grant Maxwell (LF EST)	938 SE Browning AVE
	Mendoza	25-15108	Robert David Clark & Monica Clarita Clark	651 SE Port ST Lucie BLVD
	Mendoza	25-15663	SRP Sub LLC c/o Ryan LLC	2016 SE Watercrest ST
	Mendoza	25-15727	Glenn Goodearl	1737 SE Aneci ST
	Mendoza	25-15742	Paul M Leary & Martha E Leary	451 SE Evans AVE



	Mendoza	25-15785	M Francis Spacil & Mary A Spacil	719 SE Whitmore DR
	Mendoza	25-15787	Natalia Dellisanti	741 SE Voltair Ter
	Mendoza	25-15848	Kerry P Rodrigue	702 SE Whitmore DR
	Mendoza	25-15974	Stacy L Sweet	801 SE Kendall AVE
	Peco	25-10168	Michael Nelson	250 SW Pagoda TER
	Peco	25-15334	Christopher Nolan	1898 SW Brisbane St
	Peco	25-15990	Michelle A Jaggermauth & Shawn A Gillette	1162 SW Airoso BLVD
	Peco	25-16020	Marie Ermite Falaise	268 SW Grove Ave
	Peco	25-17241	Sayco Equity Fund K LLC	557 SW Duval AVE
	Rose	25-13915	Daniel D Patria (EST) & Patricia Patria	461 NW Marion Ave
	Rose	25-14719	Richard Moran & Sharon Moran	781 NW Sharpe ST
	Rose	25-14882	Daniel King	338 NW Ferris Dr
	Rose	25-15165	Ricardo Taylor, Brandon Anderson & Dante Anderson	482 SE Sunnysdale LN
	Rose	25-16024	Ricardo Aurelio Melendez Guerrero	401 NW Lincoln AVE
	Wise	25-07573	GrowFast USA Inc	533 SW Twig AVE
	Wise	25-15659	Lucy Kitcher & Rebecca Kitcher	3101 SE Pruitt RD
	Wise	25-17626	Nils H Brandt	1566 SE Sunshine AVE



## Agenda Summary

2025-1170

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**Agenda Date:** 12/10/2025

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

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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	25-16298	Felipe M Alcantara, Angela Alcantara & Aidee A Alcantara	6537 NW Chugwater CIR
	Dickerson	25-16330	B Perry Brown	1744 SW Cordova ST
	Dickerson	25-16331	Marcia S Schroeder & Robert F Peterson	631 SW Mccoy AVE
	Dickerson	25-16333	Basil Hepburn & Lorna Hepburn	902 SW Jaslo AVE
	Dickerson	25-16390	Lizette Miranda & Eduardo B Porcayo	2242 SE Carnation RD
	Dickerson	25-17265	Joseph Negron & Nieves Negron	2681 SE Calusa AVE
	Huckstable	25-14255	Escee Group LLC	1085 SW Cairo AVE
	Huckstable	25-13975	LGI Homes – Florida LLC	1431 SW Becker RD
	Huckstable	25-14871	Zachary Sung You & Sung Woon You	1449 SW Edinburgh DR
	Huckstable	25-15231	D.R. Horton Inc.	4174 SW Batavia ST
	Huckstable	25-15351	Rosa V Acosta	5308 NW South Lanett CIR
	Huckstable	25-15352	Javon Leon Patterson III & Sandra E Hepburn	4244 SW Bachman ST
	Huckstable	25-15744	Elving L Torres	149 SW Donna TER
	Huckstable	25-15817	Peter Ostapiuk	6131 NW Densaw TER
	Huckstable	25-15930	Nancy Hung	3918 SW Bamberg ST
	Huckstable	25-15931	Melvin A Williamson & Elizabeth M Williamson	4171 SW Jarmer RD
	Huckstable	25-15934	Kathryn A Roark	163 SW South Danville CIR
	Huckstable	25-15979	Lois A Peel	5150 NW Newark LN
	Huckstable	25-16062	Holiday Builders Inc	2126 SW Quarry ST
	Huckstable	25-16063	Michael J King	4212 SW Muncie ST
	Huckstable	25-16216	Charles M Brightly (EST)	2231 SE Rock Springs DR
	Huckstable	25-16724	Jermaine Tingling & Sabrina Tingling	551 SE Wallace TER

	Huckstable	25-16725	Deokie Surujbali	229 SW Starflower AVE
	Huckstable	25-16726	Mohamad K Baksh & Hasad Baksh	227 SW North Quick CIR
	Huckstable	25-16780	Wei-Chun Chang & Chang-Li Chang	1621 SW Salvatierra BLVD
	Huckstable	25-16937	Escee Group LLC	1085 SW Cairo AVE
	Huckstable	25-16940	Lourdes Evagelinos	2256 SE Tiffany AVE
	Huckstable	25-16941	William Brown	2101 SW Algiers ST
	Huckstable	25-16942	Minda De Las Alas Ramirez	2853 SE Peru ST
	Huckstable	25-17181	Nicole Lans	5320 NW Buena CT
	Huckstable	25-17328	Robert Young	2789 SE Bluem WAY



## Agenda Summary

2025-1171

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**Agenda Date:** 12/10/2025

**Agenda Item No.:** 14.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	25-05255	BAF Assets 2 LLC	402 SW Sansom LN
	Bender	25-12208	Stephen Swanson (EST) & Judith Swanson (EST)	1866 SW Davis ST
	Bender	25-12225	Andrea M Williams-Lampkin (EST)	119 SW Lakehurst DR
	Dickerson	25-10654	Veranda Community Development District II c/o Rizzetta & Company Inc 403	O TBD
	Dickerson	25-11847	Jeanine W Willoughby	2049 SW Hayworth AVE
	Gomez	25-09892	Kimberly A Bigelow	1562 SE Collette CIR
	Herzog	25-07733	William Harnell	1633 SW Bellevue AVE
	Herzog	25-09569	Charles W Brown	373 SW Kentwood RD
	Herzog	25-09686	Paul F McLaughlin & Mary A McLaughlin (Est)	120 SW Brandon AVE
	Herzog	25-10733	Edward Mastrosimone	274 SW Bedford RD
	Herzog	25-12560	FKH SFR PROPCO A LP c/o FirstKey Homes LLC	797 SW Hillsboro CIR
	Kashatus	25-12299	Soline Clairvoyant	4202 SW Savona BLVD
	Kashatus	25-14212	Matthew L Pelton & Ivonne Hernandez	931 SW McComkle AVE
	Mendoza	25-09629	Joan T Bischoff Hanna	755 SE Albatross AVE
	Peco	25-07432	Adrian F Campbell & Maria M Vargas	1585 SE Sinbad AVE
	Peco	25-09958	Robert Allen Atkinson	652 SW Dwight AVE
	Peco	25-10432	Andrew T Bieger (EST)	1872 SE Enfield AVE
	Peco	25-11487	Reverse Flip 2 LLC (TR)	398 SW Ryan AVE
	Peco	25-13842	Felix R Di Higo & Paulette Di Higo	176 SW Parr DR
	Rose	25-05558	Virginia L Frazier	2137 SW Imperial ST
	Rose	25-06916	Waldemar Biaca Neto	1731 SW Import DR

	Rose	25-08078	Douglas J Witham & Alice F Witham	2537 SW Calender St
	Rose	25-09022	Gerald Bentley Sr, Gary Bernard Mason & Brian Bernard Mason	3231 SE Pinto ST
	Rose	25-09249	Tammy L Duguay & Aldo J R Duguay	2303 SW Kent CIR
	Wise	25-05084	Vincent N Batz	226 SW Parish Ter
	Wise	25-06813	Matthew W Jackson	1018 SW Alcantarra BLVD
	Wise	25-11794	James Hazelhurst (EST)	1449 SE Minorca AVE
	Wise	25-12465	Roberline Devalon & Jesumene Desvallons	1173 SE Stewart RD



## Agenda Summary

2025-1172

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**Agenda Date:** 12/10/2025

**Agenda Item No.:** 15.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
	Peco	25-10385	Gary Louis, Anne St Amour Xavier & Jean-Claude Charles	1101 SE Menores AVE
	Peco	25-10432	Andrew T Bieger (EST)	1872 SE Enfield AVE
	Peco	25-11487	Reverse Flip 2 LLC (TR)	398 SW Ryan AVE



## Agenda Summary

2025-1173

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**Agenda Date:** 12/10/2025

**Agenda Item No.:** 16.a

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Placement: New Business

Action Requested: Motion / Vote

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

Submitted By: Sara Brown, Project Coordinator, NSD.

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

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

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

Alternate Recommendations:

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

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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

## Vacant Lot Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Huckstable	25-02640	Appletree Services Corporation	1465 SW Bargello AVE
	Huckstable	25-05035	Rex G Brown	4657 SW Bachelor ST

Next Magistrate Hearing – December 17, 2025 SM

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