

City of Port St. Lucie

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



Meeting Agenda

Wednesday, July 2, 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**
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 [2025-610](#)
9. **Code Violations Special Requests**
 - 9.a Hear Code Violations Special Requests Cases and Approve the Staff Recommendation [2025-611](#)
10. **Certification of Fines**
 - 10.a Hear Certification of Fines Cases and Approve the Staff Recommendation [2025-612](#)
11. **Certification of Fines Special Requests**
 - 11.a Hear Certification of Fines Special Requests Cases and Approve the Staff Recommendation [2025-613](#)
12. **Modification Requests**
 - 12.a Hear Modification Requests Cases and Approve the Staff Recommendation [2025-617](#)
13. **Vacate Requests**
 - 13.a Hear Vacate Requests Cases and Approve the Staff Recommendation [2025-618](#)

- 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

2025-610

Agenda Date: 7/2/2025

Agenda Item No.: 8.a

Placement: New Business

Action Requested: Motion / Vote

Hear Code Violations Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Project Coordinator, NSD.

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

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

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

Alternate Recommendations:

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

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after 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
	Cerami	24-16277	Cynthia M Duenas	3191 SW Hickenlooper ST
	Cerami	25-03872	Alfonso Wheeler & Edith Wheeler	1881 SW Elijah AVE
	Cerami	25-04319	Jorge R Flecha	1417 SW Algardi LN
	Cerami	25-05945	Manuel M Espinoza	1039 SW Adventure Ln
	Cerami	25-06967	Thomas Belsito	3310 SW Martin ST
	Cerami	25-07020	Paul Peart & Dena Peart : Isaac W Powell	972 SW Cairo AVE
	Kashatus	25-01500	Jameson A Bennett & Vania Morales Baranda	329 SW Becker RD
	Kashatus	25-01882	Myrlene Severe	386 SW Lacroix AVE
	Kashatus	25-02971	Elsian Johanson & Errol A Johanson	467 SW Laconic AVE
	Kashatus	25-03665	Tybule Saint Louis & Saphir V Saint Louis	4401 SW Cacao ST
	Kashatus	25-05402	Francisco Quinones	322 SW Ridgecrest DR
	Kashatus	25-05433	Christopher B Love & LaShawn L Love	4620 SW Albacore ST
	Kashatus	25-06295	MCH SFR PROPERTY OWNER 3 LLC	4557 SW Tabor ST
	Kashatus	25-06326	Fedna Lormil Siguineau & Evens Siguineau	4191 SW Iliad ST
	Kashatus	25-06327	Edrick T Pata	4581 SW Hallmark ST
	Kashatus	25-06447	Hokkaido Hibachi and Sushi LLC	4455 SW Wabash ST
	Kashatus	25-06873	Monarque Jean Baptiste & Nadege Jean Baptiste Joseph : Ernstel Jean Baptiste	4508 SW Athena DR
	Kashatus	25-07616	Richard John Mercy	4625 SW Babylon ST

	McNutt	24-18035	Virginia D Greene	2291 SW Jay AVE
	McNutt	25-00268	Michael A Masto & Andrew R Masto	2333 SW Indigo LN
	McNutt	25-04941	Osvaldo Garcia	2008 SW Import DR
	McNutt	25-04951	Jeff S Parson & Tanya V Parson	1785 SW Import Dr
	McNutt	25-05279	Denise Kurpjuweit & Justin Solomon	2573 SW Savona BLVD
	McNutt	25-05558	Virginia L Frazier	2137 SW Imperial St
	McNutt	25-05563	Felix A Rivera & Irene Sarmiento	2290 SW Alminar ST
	McNutt	25-05632	Deborah A Jones	1855 SW Notre Dame Ave
	McNutt	25-05716	Jorge Eberardo Hernandez	2250 SW Culpepper AVE
	McNutt	25-05852	Dennis N Belezair & Lauryn Rodgers	1497 SW San Esteban AVE
	McNutt	25-06191	Sandra A Brooks (EST)	2330 SW Neal Rd
	McNutt	25-06203	Maria J Sylvain	2485 SW Page Cir
	McNutt	25-06373	Yoeldis Socarras Gutierrez	2418 SW Santana AVE
	McNutt	25-06463	Michael A Leo Jr	2550 SW Fair Isle RD
	McNutt	25-06628	Michelle Vanartsdalen	2571 SW Fairgreen RD
	McNutt	25-06878	Anthony Smith & Brook Marie Fountain	2632 SW Dallas ST
	McNutt	25-06969	Ivette Llompart & Angel Perez	2555 SW Danbury St
	McNutt	25-06971	Kelly Nicole Sullivan	2598 SW Dania ST
	McNutt	25-06972	Andre E Watford	2582 SW Calder St
	Mendoza	24-17745	Phyllis A Knox (EST)	1941 SW Hickock TER
	Mendoza	25-04578	Cynthia A Deeson & Jessica McCoy	1917 SW Flower LN
	Mendoza	25-04585	Rolin Cherenfant & Tovah Grant	1009 SW Jennifer TER
	Mendoza	25-06041	Norma Inocenta Maldonado & Israel Maldonado	1417 SW Vicuna LN
	Mendoza	25-06065	Dylan J Burke	2382 SW Norton ST
	Mendoza	25-06090	Stacy Kartner	1902 SW Mackenzie ST
	Mendoza	25-06093	Silvana Lago & Marcelo Leguizamon	2073 SW Hobby CT
	Mendoza	25-06625	Luis Parra & Lizett Y Gonzalez	1882 SW Mackenzie ST
	Mendoza	25-06626	Elizabeth Placek & Todd Placek	1917 SW Logan St

	Mendoza	25-06635	Gregory J Lawrence & Nalina M McConnell	1826 SW Notre Dame AVE
	Mendoza	25-06677	Hector Villa	1344 SW Granville Ave
	Mendoza	25-06678	Kimberly Anne Arnett & Djurre Walter James Arnett	825 SW Sail TER
	Mendoza	25-06889	Lidia B Redondo	2381 SW Lawford ST
	Mendoza	25-07150	Matthew P Uken	1842 SW Cecelia LN
	Polanco	25-05559	Sharon O Waldron	6869 NW Dragon S
	Polanco	25-06072	Terry Lynn Waugh-Byrne	5423 NW Milner DR
	Polanco	25-06714	Mona Antoine-Marseille & Sainte A Marseille	5525 NW Manville DR
	Polanco	25-07215	Sabrinat St Hilaire & Robenson St Hilaire	5259 NW North Delwood DR
	Polanco	25-08042	Francis Matijevich	5773 NW Cotton DR
	Wise	24-19332	Lisa Padova	1302 SW Mancuso Ave
	Wise	25-01717	Eliezer Archange & Majorie T Archange	1037 SW Paar DR
	Wise	25-03118	Brian Schneider	4000 SW Balleto St
	Wise	25-03888	Christina M Rivera	3611 SW Kasin ST
	Wise	25-04095	Visupattie Prag & Devindra Ramrattan	3644 SW Carmody ST
	Wise	25-04238	Juan Merced	3771 SW Rosser Blvd
	Wise	25-05502	Gerard W Pierre & Ruth Pierre : Jocelyne C Desauguste	1486 SW Devera AVE
	Wise	25-05644	Lisa Cavanaugh	1592 SW Tiskilwa Ave
	Wise	25-05760	William H Amburgy (LF EST)	1702 SW Lofgren AVE
	Wise	25-05796	Yuleima Lopez	1866 SW Penrose AVE
	Wise	25-06068	Robert W Rasmussen	422 SW Fifer AVE
	Wise	25-06073	Wanda Y Butler & Kenneth Butler Jr	482 SW Fifer AVE
	Wise	25-06162	Percival Fisher	3586 SW Princeton ST
	Wise	25-06174	Terese Anson	3426 SW Princeton St

	Wise	25-06334	Joe Azzi	3934 SW Halcomb ST
	Wise	25-06338	Joseph Richard Altier III	490 SW Fields AVE
	Wise	25-06343	Phillip C Hamilton & Satashia L Hamilton	821 SW Paar DR
	Wise	25-06640	FKH SFR C1 LP	3611 SW San Benito ST
	Wise	25-06754	Blanca Rivera & Leonides Rivera: Cecilia Batista-Rivera	3614 SW Viceroy ST
	Wise	25-06862	Tia E Schlachter & Steve Schlachter	4060 SW Balleto ST
	Wise	25-07756	William J Kirby Jr	3742 SW Swope St
	Wise	25-07925	Fredi S Hernandez Vasquez & Julia F Garcia Gonzalez	3855 SW Kasin ST



Agenda Summary

2025-611

Agenda Date: 7/2/2025

Agenda Item No.: 9.a

Placement: New Business

Action Requested: Motion / Vote

Hear Code Violations Special Requests Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Project Coordinator, NSD.

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

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

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

Alternate Recommendations:

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

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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

Code Violations Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Kashatus	25-07849	Terence Robinson	4425 SW Rosser BLVD
	Wise	24-19922	Rosa Amadiz	1532 SW Neponset RD



Agenda Summary

2025-612

Agenda Date: 7/2/2025

Agenda Item No.: 10.a

Placement: New Business

Action Requested: Motion / Vote

Hear Certification of Fines Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Project Coordinator, NSD.

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

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

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

Alternate Recommendations:

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

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Cerami	24-19349	DOT Fund, LLC	1387 SW Chase RD
	Mendoza	25-01653	Ketnold Noel	366 SE Strait AVE



Agenda Summary

2025-613

Agenda Date: 7/2/2025

Agenda Item No.: 11.a

Placement: New Business

Action Requested: Motion / Vote

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

Submitted By: Sara Brown, Project Coordinator, NSD.

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

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

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

Alternate Recommendations:

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

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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

Certification of Fines Special Requests

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

Next Magistrate Hearing – July 9, 2025 SM Davis

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



Agenda Summary

2025-617

Agenda Date: 7/2/2025

Agenda Item No.: 12.a

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	23-31130-BL	Petit Frere Theophile and Esther Bien Aime	885 SW Andrew Rd
	Rojas	24-11097	M and J Property Solutions LLC	2101 SE Holland St
	Rojas	23-06667	Patricia Ray and Gary A Ray	836 SW Mc Comb Ave
	Rojas	23-08641	Patricia Ray and Gary A Ray	836 SW Mc Comb Ave



Agenda Summary

2025-618

Agenda Date: 7/2/2025

Agenda Item No.: 13.a

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	13-9825-BL	Georgia D Coffman	885 SW Andrew Rd

Partial Requests

#	Specialist	Case No.	Respondent(s)	Respondent Address
	Rojas	15-07677	Daniel A and Brenda L Dozack	1741 SW Anderson St
	Rojas	19-26105-BL	Daniel A and Brenda L Dozack	1741 SW Anderson St
	Rojas	21-08158	Daniel A and Brenda L Dozack	1741 SW Anderson St
	Rojas	22-05466	Daniel A and Brenda L Dozack	1741 SW Anderson St
	Rojas	23-10102	Daniel A and Brenda L Dozack	1741 SW Anderson St
	Rojas	24-05382	Daniel A and Brenda L Dozack	1741 SW Anderson St
	Rojas	12-04771	Daniel A Dozack	1751 SW Anderson St
	Rojas	14-02682	Daniel A Dozack	1751 SW Anderson St
	Rojas	15-03476	Daniel A Dozack	1751 SW Anderson St
	Rojas	16-02004	Daniel A Dozack	1751 SW Anderson St
	Rojas	16-07558	Daniel A Dozack	1751 SW Anderson St
	Rojas	17-09351	Daniel A Dozack	1751 SW Anderson St
	Rojas	18-07336	Daniel A Dozack	1751 SW Anderson St
	Rojas	20-00857	Daniel A Dozack	1751 SW Anderson St
	Rojas	21-00497	Daniel A Dozack	1751 SW Anderson St
	Rojas	21-04902	Daniel A Dozack	1751 SW Anderson St
	Rojas	23-10110	Daniel A Dozack	1751 SW Anderson St
	Rojas	24-05387	Daniel A and Brenda L Dozack	1751 SW Anderson St