

City of Port St. Lucie

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



Meeting Agenda

Wednesday, February 11, 2026

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. **Business Tax**
 - 8.a Hear Business Tax Case Presentations to Determine Violation of City Code and Set Compliance Deadline [2026-154](#)
 9. **Solid Waste Certification of Fines**
 - 9.a Hear Solid Waste Certification of Fines Cases and Approve the Staff Recommendation [2026-155](#)
 10. **Modification Requests**
 - 10.a Hear Modification Requests Cases and Approve the Staff Recommendation [2026-157](#)
 11. **Code Violations**
 - 11.a Hear Code Violations Cases and Approve the Staff Recommendation [2026-158](#)
 12. **Code Violations Special Requests**
 - 12.a Hear Code Violations Special Requests Cases and Approve the Staff Recommendation [2026-159](#)
 13. **Certification of Fines**
 - 13.a Hear Certification of Fines Cases and Approve the Staff Recommendation [2026-160](#)
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14. Certification of Fines Special Requests

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

[2026-161](#)**15. How Parties are Notified****16. Introduction of Cases Without Parties Present****17. Public to be Heard****18. Adjourn**

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

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



Agenda Summary
2026-154

Agenda Date: 2/11/2026

Agenda Item No.: 8.a

Placement: New Business

Action Requested: Motion / Vote

Hear Business Tax Case Presentations to Determine Violation of City Code and Set Compliance Deadline

Submitted By: Evelyn Rojas Business Tax / Lien Services Specialist III

Strategic Plan Link: The City's Goal of a high-performing city government organization.

Presentation Information: City staff will present evidence and testimony regarding an alleged violation of the City Code at the Respondent's property, after which the Special Magistrate will determine whether a violation exists and, 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.

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: 2230 SW Almansa Ave, 544 SW Bailey Ter, 544 SW Bailey Ter, 12856 SW Barelli CT, 957 SE Caravan Ave, 1362 SE Carrington Ct , 2638 SE Creston Ln, 528 NW Enterprise Dr, 2291 SW Franklin St, 613 SW Hillsboro Cir, 1230 SW Malaga Ave , 171 SW Milburn Cir, 602 SE Ron Rico Ter , 1562 SE Village Green Dr , 1467 SE Village Green Dr , 10933 S US HWY 1, 161 SE Whitmore Dr ,532 SE Walters Ter

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 Request

#	Specialist	Case No.	Respondent(s)	Respondent Address
	Rouselle	BT-25-00687	Brian J Fields & Megan D Goetz	2230 SW Almansa Ave
	Rouselle	BT-24-00188	Michael Ortolani and Julie Gaumond	544 SW Bailey Ter
	Rouselle	BT-24-00297	Kim C Tesseo	544 SW Bailey Ter
	Rouselle	BT-24-00173	Kimberly V Hollis	12856 SW Barelli CT
	Rouselle	BT-25-00690	FKH SFR PROPCO A LP	957 SE Caravan Ave
	Rouselle	BT-25-00265	Jacqueline Vargas & Alfredo Vargas	1362 SE Carrington CT
	Rouselle	BT-25-00024	Reinaldo Enrique Barboza and Ana Maria Espitia Lopez	2638 SE Creston Ln
	Rouselle	BT-25-00544	Pivotal Utility Holdings Inc & Florida City Gas	528 NW Enterprise Dr
	Rouselle	BT-24-00455	Valentino Thomas Michael Baltazar II & Teresa Tagleiri	2291 SW Franklin ST
	Rouselle	BT-25-00092	Michael Panariello & Deusa B Panariello	613 SW Hillsboro Cir

	Rouselle	BT-24-00458	Michael Rooney and Kimberli Rooney	1230 SW Malaga Ave
	Rouselle	BT-24-00344	Charmaine M Tabana	171 SW Milburn Cir
	Rouselle	BT-24-00423	Beatrice V Mullings & Temple Sears	602 SE Ron Rico Ter
	Rouselle	BT-24-00214	Schelane Montclair LLC	1562 SE Village Green Dr
	Rouselle	BT-25-00660	Aaliance United LLC	1467 SE Village Green Dr
	Rouselle	BT-24-00034	Capital Group MDI LLC	10933 S US HWY 1
	Rouselle	BT-00431	Kelvin Orlando Campos - Rojas	161 SE Whitmore Dr
	Rouselle	BT-24-00188	Michael Ortolani & Julie Gaumond	532 SE Walters Ter



Agenda Summary
2026-155

Agenda Date: 2/11/2026

Agenda Item No.: 9.a

Placement: New Business

Action Requested: Motion / Vote

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

Submitted By: Sara Brown, Project Coordinator, NSD.

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

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

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

Alternate Recommendations:

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

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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

Solid Waste Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	25-16822	Levitique Previl	1050 SW JOHN MACCORMACK TER
	Emmert	25-17459	Brittany Nembhard	2034 SW CYCLE ST
	Herzog	25-16513	2019-1 IH BORROWER LP	2566 SW HINCHMAN ST
	Kashatus	25-17700	HEART TO HEART CARE LLC	1489 SW EDINBURGH DR
	Matute	25-16984	Jaipargas Singh	1985 SE DRANSON CIR
	Matute	25-17008	Debra Foisset	1525 SE FACULTY CT
	Mendoza	25-16890	Miriam Rock & Xzavier Hanna	872 SE CHALOUPE AVE
	Rose	25-17307	Kristen Seelinger	614 NW KILDARE ST
	Velardo	25-17360	David Louis & Dany Lophe Destinville	1149 SW DORCHESTER ST



Agenda Summary

2026-157

Agenda Date: 2/11/2026

Agenda Item No.: 10.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	23-08002	Phillip W McCuen	4325 SW Appleseed Rd
	Rojas	15-01256	Robert and Wendy Machen	538 SW Butler Ave
	Rojas	14-02848	Wells Fargo Bank NA (TR)	2485 SW Cameo Blvd
	Rojas	15-04461	Sylvia Young	2485 SW Cameo Blvd
	Rojas	15-19343-BL	Wells Fargo Bank (TR)	2485 SW Cameo Blvd
	Rojas	17-02212	Sylvia Young	2485 SW Cameo Blvd
	Rojas	18-24163-BL	Sylvia Young	2485 SW Cameo Blvd
	Rojas	19-03426	Sylvia Young	2485 SW Cameo Blvd
	Rojas	23-31867- BL	Richard R Leahong and Beverly M Leahong	1134 SW Gail Ave
	Rojas	24-31565R- BL	Felipe Nmi Henao and Gabriella Henao	2593 SW Grotto Cir
	Rojas	15-05338	Diego Garcia	313 NW Kilpatrick Ave
	Rojas	18-24829 BL	Diego Garcia	313 NW Kilpatrick Ave
	Rojas	07-01803	Maria L Crawford	1921 SE Oxmoor Ter

	Rojas	13-04221	Stephanie and Keith Amritt	772 SE Whitehurst Ave
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Agenda Summary
2026-158

Agenda Date: 2/11/2026

Agenda Item No.: 11.a

Placement: New Business

Action Requested: Motion / Vote

Hear Code Violations Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Project Coordinator, NSD.

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

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

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

Alternate Recommendations:

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

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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

Code Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Dickerson	25-15144	Tesoro Commercial #2 LLC	3358 SE Southbend BLVD
	Gomez	25-16521	Emily L Floyd	2455 SE Rock Springs DR
	Herzog	25-11318	La Autentica LLC	189 SW Dalton CIR
	Herzog	25-15135	Barbara J Lopez	1833 SW Cameo BLVD
	Herzog	25-16054	Robert Fleming & Kristine M Fleming	879 SW Amethyst TER
	Herzog	25-16694	Michelline Vilfranc	2895 SW Ann Arbor RD
	Herzog	25-16702	Gerald Schiera & Abby N Schiera	512 SW Dauphin AVE
	Herzog	25-17601	Donna M Brown	202 SW Airview AVE
	Kashatus	25-17606	Elizabeth M Johns	4486 SW Cacao ST
	Mendoza	25-15230	Ronni Anthony Moorehead Jr & Alexis Nicole Forbes-Moorehead	1018 SE Proctor LN
	Mendoza	25-16911	Thomas J Garcia & Elizabeth Ulloa	913 SE Breakwater AVE
	Mendoza	25-17658	Victor Medina & Juana Medina	1565 SE Clearbrook ST
	Mendoza	25-17665	Roovens Pierre Pierre Louis & Muracia Pierre Louis	990 SE Bywood AVE
	Mendoza	25-17670	Thomas M Miller & Barbara A Miller	932 SE Browning AVE
	Peco	25-15253	Durrant Dennis & Kenesha A James	1697 SW Gemini LN
	Peco	25-18214	Michael R Boyko & Jodi L Boyko	199 SW Duval AVE
	Rose	25-08833	John Rain (EST), Peter Rain (EST) & Catherine Behr	253 NW Floresta DR
	Rose	25-14727	Lucius Deisan	865 NW Archer AVE
	Rose	25-14733	Walky Julien & Dieuveula Sanon	673 NW Bayshore BLVD
	Rose	26-01077	Wilky Dorfeuille, Samantha Celamy & Marc Celamy	593 SW Lakehurst DR
	Wise	25-10335	Maryse J Williams & James Williams	140 SE Juper AVE
	Wise	25-17481	Ira A Landry (EST)	2092 SE Allamanda DR
	Wise	25-17789	Juan A Garcia	1158 SE Menores AVE

	Wise	25-17792	Jose M Solano & Adriana Fournier	1186 SE Menores AVE
	Wise	25-17934	Julio Pantoja & Rosalinda Mendoza	2045 SE Hideaway CIR



Agenda Summary
2026-159

Agenda Date: 2/11/2026

Agenda Item No.: 12.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
	Gomez	25-17692	Stacey Loy Lawhorn	2502 SE Berkshire BLVD
	Herzog	25-17876	Lawrence Valicenti	2450 SE Stonecrop ST
	Herzog	25-17889	Thayna M Pluiose	1652 SW Mcallister LN
	Peco	25-18251	Eddy Theodore & Esther T Jn Baptiste	1742 SW Airoso BLVD
	Peco	25-18540	Gregory Nicholas Garrison	126 SW Thornhill DR
	Peco	26-00335	Christine Marsh & Daniel Myer	295 SW Holden TER
	Wise	25-17869	Gary Louis, Anne St Amour Xavier & Jean-Claude Charles	1101 SE Menores AVE



Agenda Summary

2026-160

Agenda Date: 2/11/2026

Agenda Item No.: 13.a

Placement: New Business

Action Requested: Motion / Vote

Hear Certification of Fines Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Project Coordinator, NSD.

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

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

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

Alternate Recommendations:

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

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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

Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Dickerson	23-01218	Jeff Biegun Holdings LLC	1601 SE Village Green DR
	Kashatus	25-14212	Matthew L Pelton & Ivonne Hernandez	931 SW Mc Comkle AVE
	Mendoza	25-12438	Aileen D Palmer	674 SE Starfish AVE
	Williams	25-02978	Nino Enterprises LLC	166 SW Port St Lucie BLVD
	Williams	25-09115	Tigerfish Real Estate LLC	2890 SW Port St Lucie BLVD



Agenda Summary
2026-161

Agenda Date: 2/11/2026

Agenda Item No.: 14.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
	Gomez	25-16527	Jaipargas Singh	1985 SE Dranson CIR
	Herzog	25-09686	Paul F McLaughlin & Mary A McLaughlin (Est)	120 SW Brandon AVE

Next Magistrate Hearing – February 25, 2026 SM Rodriguez

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