

# **City of Port St. Lucie**

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



## **Meeting Agenda**

**Wednesday, January 15, 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 Cases**
    - 8.a Hear Code Violations Cases and Approve the Staff Recommendation [2025-040](#)
  9. **Code Violations Special Requests**
    - 9.a Hear Code Violations Special Requests Cases and Approve the Staff Recommendation [2025-041](#)
  10. **Vacant Lot Violations**
    - 10.a Hear Vacant Lot Violations Cases and Approve the Staff Recommendation [2025-042](#)
  11. **Certification of Fines**
    - 11.a Hear Certification of Fines Cases and Approve the Staff Recommendation [2025-043](#)
  12. **Certification of Fines Special Requests**
    - 12.a Hear Certification of Fines Special Requests Cases and Approve the Staff Recommendation [2025-044](#)
  13. **Modification Requests**
    - 13.a Hear Modification Requests Cases and Approve the Staff Recommendation [2025-050](#)
-

**14. Vacate Requests**

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

[2025-051](#)

**15. How Parties are Notified****16. Introduction of Cases Without Parties Present****17. Public to be Heard****18. Adjourn**

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

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



Agenda Summary  
2025-040

---

**Agenda Date:** 1/15/2025

**Agenda Item No.:** 8.a

---

Placement: New Business

Action Requested: Motion / Vote

Hear Code Violations Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Project Coordinator, NSD.

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

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

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

Alternate Recommendations:

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

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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

## Code Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Dickerson	23-01218	Jeff Biegun Holdings LLC	1601 SE Village Green Dr
	Dickerson	23-15280	Village Green Drive Plaza Condominium Association Inc	1425 SE Village Green Dr
	Dickerson	24-04590	Ron`s Auto Body Specialist Inc	8890 S US Highway 1
	Dickerson	24-14114	St Lucie Enterprises LLC	1924 SW Gatlin Blvd
	Dickerson	24-15239	Primier Management Inc	2699 SW Domina Rd
	Dickerson	24-15241	Primier Management	2073 SW Hayworth Ave
	Dickerson	24-15245	Jeanine W Willoughby	2049 SW Hayworth Ave
	Dickerson	24-15644	Tesoro Preserve POA Inc	O TBD
	Dickerson	24-16256	PA-St James Property LLC	285 NW St James Dr
	Dickerson	24-16356	Homeowners SubAssn E Lake Vill	2056 SE June Park Dr
	Dickerson	24-16396	Spirit Master Funding X LLC	577 NW Prima Vista Blvd
	Dickerson	24-17853	Capital Group MDI LLC	10921 S US Highway 1
	Dickerson	24-18939	Bre Throne East Port Plaza LLC c/o Ryan LLC	9100 S US Highway 1
	Huckstable	24-13709	Advance Auto Parts	2802 SW Port St Lucie Blvd
	Laird	24-17649	BTG Properties LLC	440 NW Peacock Blvd
	Owens	24-03637	M2J10 Holdings LLC	10045 S US Highway 1
	Owens	24-05974	Paul Lucas	1641 SW South Macedo Blvd
	Owens	24-05976	PL RENTALS LLC	1621 SW South Macedo Blvd
	Owens	24-10304	Mavit Service Inc	1622 SW Biltmore St
	Owens	24-10305	Mavit Service Inc	1646 SW Biltmore St
	Owens	24-12858	1971 SW BILTMORE LLC	1971 SW Biltmore St
	Owens	24-14161	Marion Neckles (TR) & Donna Ann Neckles (TR)	1865 SW Biltmore St
	Owens	24-14164	Marion Neckles (TR) & Donna Ann Neckles (TR)	1849 SW Biltmore St

	Owens	24-15230	Denison Limited Prtnshp	9526 S US Highway 1
	Owens	24-17748	10 CW Properties LP	280 SW Port St Lucie Blvd
	Williams	24-11467	Stacey P Costa	1998 SW Cameo Blvd
	Williams	24-12024	Thayna M Pluviose	1652 SW McAllister
	Williams	24-12961	Joseph Beans & Sheel Rocha	1042 SW Janette Ave
	Williams	24-13236	Ettophel F Mitchell	245 SW Tulip Blvd
	Williams	24-13732	Michael D Stonesifer & Diana Stonesifer	690 SW Nichols Ter
	Williams	24-14714	Manoucheka Evariste & Micius Mura	1988 SW Monterrey Ln
	Williams	24-14844	Lawrence Valicenti	2450 SE Stonecrop St
	Williams	24-15225	Tiffany Nhung Truong & Loc Nguyen	1955 SW Castinet Ln
	Williams	24-15927	Yamila D Rollan Escalona & Joel Escalona	661 SW Dalton Cir
	Williams	24-16153	Pierre A Drouin	1701 SW Cashmere Blvd
	Williams	24-16198	Guohua Yu & Zhen Huang	1857 SW Morelia Ln
	Williams	24-16205	Christopher B Hall	1042 SW Jacqueline Ave
	Williams	24-16293	Jaime R Hernandez Suarez & Amy Hernandez	2422 SE Watercrest St
	Williams	24-16611	Joseph Jean Louis & Elvita Sinorad Jean Louis	130 SW Tulip Blvd
	Williams	24-17054	Adolfo Maldonado Ortiz	1973 SW Castinet Ln
	Williams	24-17200	Matthew Corson	2002 SW Greenan Ln
	Williams	24-17213	Nicole Katherine Basil	274 SW Airview Ave
	Williams	24-17606	Mark James Grove	756 SW Dalton Cir
	Williams	24-17612	Daniel J Kern & Ashley M Kern	3055 SW Ann Arbor Rd
	Williams	24-17616	Roger Demosthene & Myriam Jacques	2901 SW Ann Arbor Rd
	Williams	24-17625	Jesus Adrian Perez Garcia & Amelia Cristina Perez Guerrero	473 SW Cherry Hill Rd
	Williams	24-17628	FYR SFR Borrower LLC	126 SW Oakridge Dr
	Williams	24-17785	Jonathan Jaggernaut	457 SE Fairchild Ave

	Williams	24-17799	FKH SFR C1 LP	1928 SW Monterrey Ln
	Williams	24-17807	Carolyn Rivera & Jose Angel Rivera	664 SW Seagull Ter
	Williams	24-17817	Andy Jeronimo-Nolasco	2051 SW Judith Ln
	Williams	24-17818	Keeva Brown-Johnson	2011 SW Judith Ln
	Williams	24-17914	Karen L Tuck	707 SW Bond Rd
	Williams	24-18131	Paul C Macmillan (EST)	374 SW Homeland Rd
	Williams	24-18159	Daniel A Dozack	1751 SW Anderson St
	Williams	24-18166	Gemilin Williams	1712 SW Anderson St
	Williams	24-18233	Francisco Barahona & Elsy Mendoza	480 SW Dalton Cir
	Williams	24-18407	Michael A Chillingworth & Alexandra K Chillingworth	350 SW Bridgeport Dr
	Williams	24-18454	Michelle R Berthold	1750 SW McAllister Ln
	Williams	24-18496	Nicholas Vivirito	2582 SW Cooper Ln
	Williams	24-18521	Carmen P Mijango	108 SW Fairchild Ave
	Williams	24-18527	Martine Haddou	182 SW Langfield Ave
	Williams	24-18530	Maria De Jesus Perez	471 SE Fairchild Ave
	Williams	24-18539	Pierre E Azzi	1989 SW Monterrey Ln
	Williams	24-18541	Lewis Gomez	749 SW Acapulco Ter
	Williams	24-18622	Aurora Basterova	249 SW Glenwood Dr
	Williams	24-18676	Joyce M Osika	1782 SW Cloverleaf St
	Williams	24-18828	Shawn Sloan	2471 SE Alden St
	Williams	24-18991	Daniel G LeNeve & Luz J LeNeve	301 SW Virden Ct

## Code Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Dickerson	24-04590	Ron`s Auto Body Specialist Inc	8890 S US Highway 1
	Dickerson	24-14114	St Lucie Enterprises LLC	1924 SW Gatlin Blvd
	Dickerson	24-15239	Primier Management Inc	2699 SW Domina Rd
	Dickerson	24-15241	Primier Management	2073 SW Hayworth Ave
	Dickerson	24-15245	Jeanine W Willoughby	2049 SW Hayworth Ave
	Dickerson	24-15644	Tesoro Preserve POA Inc	0 TBD
	Dickerson	24-16356	Homeowners SubAssn E Lake Vill	2056 SE June Park Dr
	Dickerson	24-17853	Capital Group MDI LLC	10921 S US Highway 1
	Dickerson	24-18939	Bre Throne East Port Plaza LLC c/o Ryan LLC	9100 S US Highway 1
	Huckstable	24-13709	Advance Auto Parts	2802 SW Port St Lucie Blvd
	Laird	24-17649	BTG Properties LLC	440 NW Peacock Blvd
	Owens	24-05974	Paul Lucas	1641 SW South Macedo Blvd
	Owens	24-05976	PL RENTALS LLC	1621 SW South Macedo Blvd
	Owens	24-10304	Mavit Service Inc	1622 SW Biltmore St
	Owens	24-10305	Mavit Service Inc	1646 SW Biltmore St
	Owens	24-12858	1971 SW BILTMORE LLC	1971 SW Biltmore St
	Owens	24-15230	Denison Limited Prtnshp	9526 S US Highway 1
	Williams	24-12024	Thayna M Pluiose	1652 SW McAllister
	Williams	24-12961	Joseph Beans & Sheel Rocha	1042 SW Janette Ave
	Williams	24-14714	Manoucheka Evariste & Micius Mura	1988 SW Monterrey Ln
	Williams	24-14844	Lawrence Valicenti	2450 SE Stonecrop St
	Williams	24-15225	Tiffany Nhung Truong & Loc Nguyen	1955 SW Castinet Ln
	Williams	24-16205	Christopher B Hall	1042 SW Jacqueline Ave
	Williams	24-16611	Joseph Jean Louis & Elvita Sinorad Jean Louis	130 SW Tulip Blvd
	Williams	24-17213	Nicole Katherine Basil	274 SW Airview Ave



	Williams	24-18131	Paul C Macmillan (EST)	374 SW Homeland Rd
	Williams	24-18407	Michael A Chillingworth & Alexandra K Chillingworth	350 SW Bridgeport Dr
	Williams	24-18496	Nicholas Vivirito	2582 SW Cooper Ln
	Williams	24-18527	Martine Haddou	182 SW Langfield Ave
	Williams	24-18622	Aurora Basterova	249 SW Glenwood Dr
	Williams	24-18676	Joyce M Osika	1782 SW Cloverleaf St



Agenda Summary  
2025-041

---

**Agenda Date:** 1/15/2025

**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
	Mendoza	24-17949	A and R-Meridian Real Estate Development LLC	1198 SW Ithaca St

### Code Violations Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Williams	24-13236	Ettophel F Mitchell	245 SW Tulip Blvd



Agenda Summary  
2025-042

**Agenda Date:** 1/15/2025

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

Placement: New Business

Action Requested: Motion / Vote

**Hear Vacant Lot Violations Cases and Approve the Staff Recommendation**

Submitted By: Sara Brown, Project Coordinator, NSD.

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

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

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

Alternate Recommendations:

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

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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

## Vacant Lot Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Huckstable	24-09848	Barry M Brant (TR)	991 SE Candle Ave
	Huckstable	24-17719	Fatin Flayeh	1734 SW Erie St
	Huckstable	24-17723	Jack A Kemppalnen & Diane E Evanger	6130 NW Nolia Ct
	Huckstable	24-17727	Paul Sasseville & Gail M Sasseville	2826 SW South Calabria Cir
	Huckstable	24-17730	Gerald Lezeau	1191 SW Hogan St
	Huckstable	24-17733	Nicholas V Dioszeghy & Cynthia Dioszeghy	1161 SW Gaffney Ave
	Huckstable	24-17833	Samuel R Villacis & Dora N Villacis	738 SW Hoffenberg Ave
	Huckstable	24-17834	Antolin P Alvarez (EST)	3110 SW Blackmur St
	Huckstable	24-17878	James W Laures & Nancy D Laures	3491 SW Martin St
	Huckstable	24-17882	John Schwartz & Linda Schwartz	5383 NW Akbar Ter
	Huckstable	24-17889	Carlos Prats & Maria Prats	834 NW Riverside Dr
	Huckstable	24-17921	Soon 88 LLC	4031 SW Rosser Blvd
	Huckstable	24-17923	Chaur M Chuang & Ching-Tao Chuang	2589 SW Savage Blvd
	Huckstable	24-17936	Frank loco	1189 SW Del Rio Blvd
	Huckstable	24-18162	R & D Management And Investments	4018 SW Kallen St
	Huckstable	24-18587	Mauri Onika Spencer	3277 SE Pinto St
	Huckstable	24-18590	Surujnauth Lalchand & Tullamatie Lalchand	2421 SW Velarde St
	Huckstable	24-18611	ACE Holdings LLC	691 SW Addie St
	Huckstable	24-18704	Shameem Hussain	2903 SE Pier St
	Huckstable	24-18705	Florida 635, LLC	1582 SW Minorca Ave
	Huckstable	24-18706	Constance C Clapper, Marlene Jorgensen & Laurel J Clapper	314 SW Saginaw Ave

Huckstable	24-18707	Aym Maksudul Alam Chowdhury & Shamim A Begum	294 SW Saginaw Ave
Huckstable	24-18765	Bert Shadowen	4073 SW Kidd Ct
Huckstable	24-18879	Maritsa Ulysse (TR) & Liliann Carmen Ulysse (TR)	268 SE Todd St
Huckstable	24-18880	Eliahu Mizrahi	1908 SW Import Ave
Huckstable	24-18881	Ritha Norzelus Joseph & Guesty Kimberly Estinvil	5136 NW Rugby Dr
Huckstable	24-18882	Kyuchon Park & Chung C Park	5932 NW Wolverine Rd
Huckstable	24-18935	Huei J Su & Fang P Su	6782 nw Abigail Ave
Huckstable	24-19096	Carol Batson Jones (TR)	1442 SW Jacksonville Ave
Huckstable	24-19254	Rosalie O Acquaah, George W Acquaah & Elizabeth R Acquaah	6410 NW Regal Cir
Huckstable	24-19260	Santos Garcia & Savitri Garcia	2057 SE Crystal Mist St
Huckstable	24-19523	CSDS CONSTRUCTION LLC	1665 SE Airoso Blvd

## Vacant Lot Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Huckstable	24-09848	Barry M Brant (TR)	991 SE Candle Ave
	Huckstable	24-17723	Jack A Kempalnen & Diane E Evanger	6130 NW Nolia Ct
	Huckstable	24-17833	Samuel R Villacis & Dora N Villacis	738 SW Hoffenberg Ave
	Huckstable	24-17921	Soon 88 LLC	4031 SW Rosser Blvd
	Huckstable	24-18587	Mauri Onika Spencer	3277 SE Pinto St
	Huckstable	24-18611	ACE Holdings LLC	691 SW Addie St
	Huckstable	24-18704	Shameem Hussain	2903 SE Pier St
	Huckstable	24-18705	Florida 635, LLC	1582 SW Minorca Ave
	Huckstable	24-18706	Constance C Clapper, Marlene Jorgensen & Laurel J Clapper	314 SW Saginaw Ave
	Huckstable	24-18707	Aym Maksudul Alam Chowdhury & Shamim A Begum	294 SW Saginaw Ave
	Huckstable	24-18765	Bert Shadowen	4073 SW Kidd Ct
	Huckstable	24-18879	Maritsa Ulysse (TR) & Liliann Carmen Ulysse (TR)	268 SE Todd Ave
	Huckstable	24-18880	Eliahu Mizrahi	1908 SW Import Dr
	Huckstable	24-18881	Ritha Norzelus Joseph & Guesty Kimberly Estinvil	5136 NW Rugby Dr
	Huckstable	24-18935	Huei J Su & Fang P Su	6782 NW Abigail Ave
	Huckstable	24-19254	Rosalie O Acquaah, George W Acquaah & Elizabeth R Acquaah	6410 NW Regal Cir





Agenda Summary  
2025-043

---

**Agenda Date:** 1/15/2025

**Agenda Item No.:** 11.a

---

Placement: New Business

Action Requested: Motion / Vote

Hear Certification of Fines Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Project Coordinator, NSD.

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

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

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

Alternate Recommendations:

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

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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

## Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Dickerson	21-04133	Circle K Stores Inc	400 SE Port St Lucie Blvd
	Dickerson	22-05436	North Plaza LLC	356 SE Port St Lucie Blvd
	Dickerson	23-12873	James A Freese	2732 SW Casella St
	Dickerson	23-13915	751 Enterprise LLC	751 NW Enterprise Dr
	Dickerson	24-04569	Antema Corporation	1401 SE Huffman Rd
	Dickerson	24-06690	Final Frontier Plaza LLC	2130 SW Hayworth Ave
	Dickerson	24-09754	MAX GAS M LLC	2780 SE Morningside Blvd
	Dickerson	24-12513	Gatlin Storage LLC	2717 SW Edgarce St
	Huckstable	24-06291	KSA Business Property LLC	3453 SW Darwin Blvd
	Huckstable	24-07542	Tigerfish Real Estate LLC	2890 SW Port St Lucie Blvd
	Knaggs	24-14812	Steven R Christine & Holly Christine	1985 SW Capeador St
	Knaggs	24-14814	Christine Enterprises LLC	1526 SW Paar Dr
	Knaggs	24-14815	CHRISTINE ENTERPRISES LLC	1874 SE Mantua St
	Laird	24-14174	Angelfish Real Estate LLC	119 SW Cashmere Blvd
	Laird	24-16290	Hess Realty LLC	149 NW Bayshore Blvd
	Owens	24-00631	Express Care Real Estate LLC	2001 SE Port St Lucie Blvd
	Owens	24-14408	Branch Banking And Trust	10585 S US Highway 1
	Williams	23-16467	Ilise DeSanti	243 SW Statler Ave
	Williams	24-05382	Daniel A Dozack & Brenda L Dozack	1741 SW Anderson St
	Williams	24-08234	Karen L White	665 SW Homeland Rd
	Williams	24-10095	Brian DiMatteo	307 SW Belmont Cir
	Williams	24-12695	William Harnell	1633 SW Bellevue Ave

## Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Dickerson	21-04133	Circle K Stores Inc	400 SE Port St Lucie Blvd
	Dickerson	22-05436	North Plaza LLC	356 SE Port St Lucie Blvd
	Dickerson	23-12873	James A Freese	2732 SW Casella St <i>*Attending Via Zoom*</i>
	Dickerson	24-06690	Final Frontier Plaza LLC	2130 SW Hayworth Ave <i>*Attending Via Zoom*</i>
	Dickerson	24-09754	MAX GAS M LLC	2780 SE Morningside Blvd
	Dickerson	24-12513	Gatlin Storage LLC	2717 SW Edgarce St
	Huckstable	24-06291	KSA Business Property LLC	3453 SW Darwin Blvd
	Huckstable	24-07542	Tigerfish Real Estate LLC	2890 SW Port St Lucie Blvd
	Knaggs	24-14812	Steven R Christine & Holly Christine	1985 SW Capeador St
	Knaggs	24-14814	Christine Enterprises LLC	1526 SW Paar Dr
	Knaggs	24-14815	CHRISTINE ENTERPRISES LLC	1874 SE Mantua St
	Laird	24-14174	Angelfish Real Estate LLC	119 SW Cashmere Blvd
	Laird	24-16290	Hess Realty LLC	149 NW Bayshore Blvd
	Owens	24-00631	Express Care Real Estate LLC	2001 SE Port St Lucie Blvd
	Owens	24-14408	Branch Banking And Trust	10585 S US Highway 1
	Williams	23-16467	Ilise DeSanti	243 SW Statler Ave
	Williams	24-05382	Daniel A Dozack & Brenda L Dozack	1741 SW Anderson St
	Williams	24-10095	Brian DiMatteo	307 SW Belmont Cir
	Williams	24-12695	William Harnell	1633 SW Bellevue Ave



Agenda Summary  
2025-044

---

**Agenda Date:** 1/15/2025

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

---

Placement: New Business

Action Requested: Motion / Vote

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

Submitted By: Sara Brown, Project Coordinator, NSD.

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

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

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

Alternate Recommendations:

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

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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

**Certification of Fines Special Requests**

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



Agenda Summary  
2025-050

---

**Agenda Date:** 1/15/2025

**Agenda Item No.:** 13.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	23-07244	Jacob E Davis and Joan Chambers	2558 SW Chestnut Ln <b>Testimonial</b>
	Rojas	23-18134	Jacob E Davis and Joan Chambers	2558 SW Chestnut Ln <b>Testimonial</b>
	Rojas	18-08994	Eugene and Sandra D Zonta	1752 SW Lexington Dr
	Rojas	21-03535	Eugene and Sandra D Zonta	1752 SW Lexington Dr
	Rojas	22-00248	Eugene and Sandra D Zonta	1752 SW Lexington Dr
	Rojas	22-04565	Eugene and Sandra D Zonta	1752 SW Lexington Dr
	Rojas	23-05329	Eugene and Sandra D Zonta	1752 SW Lexington Dr
	Rojas	23-16431	Eugene and Sandra D Zonta	1752 SW Lexington Dr
	Rojas	22-29841 BL	Savits Enterprises Inc, Savits Enterprises II Inc. Savits Enterprises III Inc	10425 US Hwy 1



## Agenda Summary

2025-051

---

**Agenda Date:** 1/15/2025

**Agenda Item No.:** 14.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	00/11-0110	Nicholas Fluty	873 SE Damask Ave

## Vacate Requests

#	Specialist	Case No.	Respondent(s)	Respondent Address
	Rojas	00/11-0110	Nicholas Fluty	873 SE Damask Ave
	Rojas	24-09136	Brianna Krampetz and Isaiah Burton	2181 SW Kail St