



**City of Port St. Lucie**  
**Special Magistrate Hearing**  
**Meeting Agenda**

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

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**Wednesday, February 4, 2026**

**9:00 AM**

**City Hall, Council Chambers**

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- 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 [2026-139](#)
- 9. Code Violations Special Requests**
  - 9.a** Hear Code Violations Special Requests Cases and Approve the Staff Recommendation [2026-140](#)
- 10. How Parties are Notified**
- 11. Introduction of Cases Without Parties Present**
- 12. Public to be Heard**
- 13. 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  
2026-139

**Agenda Date:** 2/4/2026

**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
	Bender	25-18499	Jennifer Morales & Adrian Morales	2653 SW Harem CIR
	Capp	25-16865	Raferty Bejarano & Jessica Bejarano	1574 SW Neptune AVE
	Capp	25-18352	Colleen Doig	1213 SW Alcantarra BLVD
	Capp	25-18447	Thomas Belsito	3310 SW Martin ST
	Cerami	25-18391	Linda K Merchant, John A Merchant & Christan J Merchant	2273 SW Culpepper AVE
	Cerami	25-18639	Kirk A Katz	1652 SW LA Gorce AVE
	Kashatus	25-17144	Logan Day & Samantha Day	490 SW North Quick CIR



Agenda Summary  
2026-140

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**Agenda Date:** 2/4/2026

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

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Hear Code Violations Special Requests Cases and Approve the Staff Recommendation

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### Code Violations Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Armendarez	26-00561	Sherone Johnson	490 SW Deer RUN
	Capp	25-17989	Kent J Korbut	1111 SW Midland LN
	Miller	25-18421	Ryan T Davis & Marissa Puzio	3590 SW Rosardo ST
	Peco	25-10168	Michael Nelson	250 SW Pagoda TER