

City of Port St. Lucie

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



Meeting Agenda

Wednesday, August 13, 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 6/18/2025 Cases and Approve the Staff Recommendation [2025-746](#)
5. **Late Abatements and/or Postponements**
6. **Approval of Agenda**
7. **Introduction of Cases**
8. **Solid Waste Certification of Fines**
 - 8.a Hear Solid Waste Certification of Fines Cases and Approve the Staff Recommendation [2025-747](#)
9. **Code Violations**
 - 9.a Hear Code Violations Cases and Approve the Staff Recommendation [2025-748](#)
10. **Code Violations Special Requests**
 - 10.a Hear Code Violations Special Requests Cases and Approve the Staff Recommendation [2025-749](#)
11. **Vacant Lot Violations**
 - 11.a Hear Vacant Lot Violations Cases and Approve the Staff Recommendation [2025-750](#)
12. **Certification of Fines**
 - 12.a Hear Certification of Fines Cases and Approve the Staff Recommendation [2025-751](#)
13. **Certification of Fines Special Requests**

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

[2025-752](#)

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

2025-746

Agenda Date: 8/13/2025

Agenda Item No.: 4.a

Placement: Approval of Minutes

Action Requested: Motion / Vote

Hear Approval of Minutes for 6/18/2025 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 - Draft

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

Wednesday, June 18, 2025

9:00 AM

City Hall, Council Chambers

1. Meeting Called to Order

A SPECIAL MAGISTRATE HEARING of the City of Port St. Lucie was called to order by Special Magistrate Keith Davis on June 18, 2025, at 9:00 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Keith Davis, Special Magistrate
Sara Brown, Project Coordinator
Richard Shiller, Deputy City Attorney
Various Code Compliance Officers
Shanna Donleavy, Deputy City Clerk

2. Pledge of Allegiance

The Special Magistrate led the assembly in the Pledge of Allegiance.

3. Swearing in Code Specialist and/or Building Investigators

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

4. Approval of Minutes

4.a Hear Approval of Minutes for 4/16/2025 Cases and Approve
the Staff Recommendation

[2025-560](#)

The Special Magistrate approved the minutes.

5. Late Abatements and/or Postponements

Ms. Brown stated that Case #15, 25-06843 & Case #18, 25-08209 were postponed.

6. Approval of Agenda

The Special Magistrate approved the agenda.

7. Introduction of Cases

8. Code Violation

8.a Hear Code Violation Cases and Approve the Staff
Recommendation

[2025-561](#)

(Clerk's Note: This item was heard after Item 10.)

Bender 25-04447 142 NE Twylite Terr

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Bender, previously sworn, read the case presentation and staff's recommendations into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Timothy McKay who stated that he had financial issues at this time but needed more time to register the van.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation. He set a compliance date for July 18, 2025.

Capp 25-02460 121 SE Duval Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Capp, previously sworn, read the case presentation and staff's recommendations into the record. She presented photos that were taken at the time of the inspections showing the subject property and violations. She stated that a permit was pulled but there had been no work completed.

The Deputy City Clerk swore in Georgiana Allen-Tarrant who stated that she had personal difficulties and requested more time to remove the cars.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation. He set a compliance date for July 18, 2025.

Peco 25-06905 2415 SE Shipping Rd

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Peco, previously sworn, read the case presentation and staff's recommendations into the record. She presented photos that were taken at the time of the inspections showing the subject property and violations. She stated that a permit was pulled but no work was completed.

The Deputy City Clerk swore in Douglas Bickings who stated that he wanted to redo the swale as opposed to patching it. Wesley Armstrong, Code Compliance Manager, stated that at this time the City's swale program was not set up at this time. He stated that companies could clean and prevent the debris from entering the swale. He encouraged Mr.

Bickings to contact Public Works to discuss re-lining the swale and hear their recommendations for replacing the pipe. Aaron Biehl, Code Compliance Supervisor, added that Public Works marked the swale as failed and requested that they change the status in the system.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation. He continued the case to a date unknown to give the Respondent and the City time to work out a plan.

9. Code Violations Special Requests

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

[2025-562](#)

Wise 25-08738 1351 SW Stony Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Wise, previously sworn, read the case presentation and staff's recommendations into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations. He stated that part of the fence was in the City's right-of-way therefore it needed to be moved, but the Respondent removed the back of fence. He stated that by removing that fence, they removed the child barrier. Rachel Knaggs, Code Compliance Officer, clarified that the baby fence was the secondary barrier, and the wooden fence was the primary barrier which met requirements & by removing it, the Respondent removed the primary child barrier.

The Deputy City Clerk swore in Chris Lasser, son-in-law, who stated that the child barrier was professionally installed when the pool was constructed with a permit. Officer Knaggs stated that the Building Department permitted the wooden fence as the primary barrier, and they would have to adjust it to make the child barrier the primary source. Mr. Armstrong stated that the child barrier was not a proper barrier as it was removeable & was not an approved barrier per the Code. He explained the permit process, to which Mr. Lasser replied that they would install a permitted fence.

The Special Magistrate informed the Respondent that abating this violation had to be a priority & found that proper notice was achieved and found the property remained in violation. He set a compliance date of July 18, 2025.

Bender 25-07413 401 NW Lincoln Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Bender, previously sworn, read the case presentation and staff's recommendations

into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations.

The Special Magistrate found property notice, found that the property remained in violation and granted all relief requested by the City.

Capp 25-08236 365 SW Todd Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Capp, previously sworn, read the case presentation and staff's recommendations into the record. She presented photos that were taken at the time of the inspections showing the subject property and violations.

The Special Magistrate found property notice, found that the property remained in violation and granted all relief requested by the City.

Peco 25-08275 1126 SE McFarlane Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Peco, previously sworn, read the case presentation and staff's recommendations into the record. She presented photos that were taken at the time of the inspections showing the subject property and violations. She advised that the City was not asking to abate the invasive tree, they were just asking permission to abate the unsecured pool.

The Special Magistrate found property notice, found that the property remained in violation and granted all relief requested by the City.

Pierre 25-05134 1402 SE Navajo Ln

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Pierre, previously sworn, read the case presentation and staff's recommendations into the record. She presented photos that were taken at the time of the inspections showing the subject property and violations. She advised that Section 41.08(d) was abated.

The Special Magistrate found property notice, found that the property remained in violation and granted all relief requested by the City.

Pierre 25-06530 938 SE Browning Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Pierre, previously sworn, read the case presentation and staff's recommendations into the record. She presented photos that were taken at the time of the

inspections showing the subject property and violations.

The Special Magistrate found property notice, found that the property remained in violation and granted all relief requested by the City.

10. Certification of Fines

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

[2025-563](#)

(Clerk's Note: This item was heard after Item 6.)

Bender 25-00621 148 NE Sagamore Ter

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Bender, previously sworn, read the case presentation, staff's recommendations, and the previous Special Magistrate's ruling into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations. He informed the Special Magistrate that the City abated the high grass on May 1 and since then it has been maintained in compliance.

Lourdes Sanchez, Attorney, informed the Special Magistrate that the property was in default.

The Special Magistrate found property notice and certified the fine from April 23 until May 1st at \$25/day, plus the extra costs of \$225 and \$411.
Dickerson 22-08027 207 SW Port St. Lucie Blvd

(Clerk's Note: A PowerPoint was shown at this time.) The Deputy City Clerk swore in Code Officer Dickerson who read the case presentation and staff's recommendations into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations. He informed the Special Magistrate that Section 158.237(c)(8) was abated. He stated that the second phase was still in process, therefore he requested that the Special Magistrate certify the lien.

The Deputy City Clerk swore in Neel Patel who stated that the site was broken up into two phases, phase one was completed and cost almost \$40,000. He stated that phase two caused a bit of financial strain and he had to amend the site plan to change the trees that were on the original plan because they had an invasive root structure, therefore he requested an extension. Mr. Wesley stated that the plan had been approved two years ago, and the new change may take months to be approved; he explained the process.

The Special Magistrate continued the case to July 9, 2025. Mr. Armstrong stated that they would work with the Respondent if the process, with minimal comments, was started by that date.

Peco 25-01396 2266 SE Seafury Ln

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Peco previously sworn, read the case presentation, staff's recommendations, and the previous Special Magistrate's ruling into the record. She presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Lorraine Sullivan who stated that she was dealing with hardships but was working on abating the violations.

The Special Magistrate continued the case to July 9, 2025.

11. Certification of Fines Special Requests

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

[2025-564](#)

There was nothing heard under this item.

12. Modification Requests

- 12.a** Hear Modification Request Cases and Approve the Staff
Recommendation

[2025-567](#)

There was nothing heard under this item.

13. Vacate Requests

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

[2025-568](#)

There was nothing heard under this item.

14. How Parties are Notified

Ms. Brown stated that a Notice of Hearing or Notice of the 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, an 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, then within ten days before the Hearing, posting was completed in the same manner as if the card was returned unclaimed as stated above. The photos shown at the hearing were kept and maintained as public records of the City of Port St. Lucie's Neighborhood Services Department. She requested that the Clerk enter the cases into the record and asked the Special Magistrate if he had any questions on cases where parties were not present. The Special Magistrate replied in the negative and stated that he found proper notice for those cases.

15. Introduction of Cases Without Parties Present

The cases without parties were read into the record by Ms. Brown:

24-02159	301 SW Buxton Ave
25-00703	1649 SW Taurus Ln
25-05295	1932 SW Airoso Blvd
25-01252	2262 SE Carnation Rd
25-06265	2443 SE Wishbone Rd
24-19078	289 SW Elderberry Dr
24-19491	4180 SW Webb St
24-19786	632 SE Clifton Ln
24-19799	4374 SW Appleseed Rd
25-01791	1651 SE Mistletoe St
25-06486	890 SE Walters Ter
24-19578	715 NE Galilean St
24-19638	619 SE Preston Ln
24-19893	253 NW Floresta Dr
25-00068	759 NW Cardinal Dr
25-00293	374 SW Lucero Dr
25-00364	555 NW Marion Ave
25-00652	797 SW Dorchester St
25-00674	313 NW Dorchester St
25-00687	401 NW Lincoln Ave
25-00888	301 NE Floresta Dr
25-00986	749 NW Cardinal Dr
25-02866	782 NW Selvitz Rd
24-19001	1286 SE Rickenbacker Terr
25-00884	1101 SE Menores Ave
25-00951	1872 SE Enfield Ave
25-01361	2049 SE Oxmoor Ter
25-02338	1722 SE Burgundy Ln
24-19074	3204 SE Quay St
25-01112	3445 SE Hart Cir

The Special Magistrate stated that he would sign the orders for the above cases.

16. Public to be Heard

There were no public comments to be heard.

17. Adjourn

There being no further business, the meeting was adjourned at 10:38 a.m.

Shanna Donleavy, Deputy City Clerk



Agenda Summary

2025-747

Agenda Date: 8/13/2025

Agenda Item No.: 8.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
	Emmert	25-07130	Shadawood Properties LLC	289 SE Verada Ave
	Emmert	25-07201	John Rain & Peter Rain	253 NW Floresta Dr
	Matute	25-08567	Teresa Springer	566 SE Ocean Spray Ter
	Matute	25-08645	Marlon D Jarrell	1849 SW Citadel Ave
	Rose	25-08045	Seydou Kindou	1944 SW Breezeway St
	Rose	25-08619	Amy Lynn Kitchen & William F Kitchen	1881 SW Oakwood Rd
	Velardo	25-08850	Bismuth Bridge Propco LLC	2132 SE Shelter Dr
	Wise	25-07186	Shamel Taylor	1331 SW Halford Ave
	Wise	25-08027	Elsie Toussaint	622 SW Sareta Ave

Solid Waste Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Emmert	25-07201	John Rain & Peter Rain	253 NW Floresta Dr
	Rose	25-08045	Seydou Kindou	1944 SW Breezeway St



Agenda Summary

2025-748

Agenda Date: 8/13/2025

Agenda Item No.: 9.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	25-02650	Nathaniel Jones & Tylesia D Jones	5712 NW NORTH MACEDO BLVD
	Cerami	25-03554	Arnold S Haughton	1833 SW Capehart Ave
	Cerami	25-03555	Kelly R Forbes	1826 SW Capehart AVE
	Diaz	24-04667	Timberhill LLC	1803 SW South Macedo BLVD
	Diaz	24-17067	AA Baret Corp	938 SW Bayshore BLVD
	Dickerson	24-10806	Hillmoor Professional Plaza Condominium Association Inc	1801 SE Hillmoor DR
	Dickerson	24-13204	Family Life Worship Center Inc	4311 SW Darwin BLVD
	Dickerson	24-18673	Savits Enterprises Inc	10135 S Us Highway 1
	Dickerson	24-19874	THE PARC AT GATLIN COMMONS, LLC	1900 SW Aledo LN
	Dickerson	25-05986	Treasure Coast Management Specialists LLC	2355 SE Seafury LN
	Dickerson	25-07309	Final Frontier Plaza LLC	2130 SE Hayworth Ave
	Dickerson	25-08945	Shahzadi Investments L C	1631 NW St Lucie West Blvd
	Herzog	24-05775	Tiffnie Lewis & Michael Allen Williams	131 SW Austin CT
	Herzog	24-19115	Kimberly J Saffomilla	2008 SW Hampshire Ln
	Herzog	24-19309	Ian Kitchin & Alexandra Chusovskaya	2014 SW Hampshire LN
	Herzog	25-00117	678 SW Pueblo Ter LLC	678 SW Pueblo TER
	Herzog	25-03968	Dawnmarie Lesaldo & Rina S Aikens	422 SW Tulip BLVD
	Herzog	25-03969	Gloria P Williams	425 SW Tulip Blvd
	Herzog	25-03973	Lillian Penird (EST)	238 SW Cherry Hill RD
	Herzog	25-04980	Reyne Brezinski	1343 SW Bellevue AVE

	Herzog	25-07411	Larry D Lack	458 SW Tulip BLVD
	Herzog	25-08145	Candace Stalnaker & Tami O S Woolridge : James L Woolridge	1968 SW Monterrey Ln
	Herzog	25-08294	James A Vance (LF EST)	832 SW Monica ST
	Herzog	25-08330	Nanina I Baldwin & Lloyd D Baldwin	1858 SW McAllister LN
	Herzog	25-08395	Flavia Edward	1786 SW Cycle ST
	Herzog	25-08706	Lonnie L Mills & Lois M Mills	126 SW Tulip Blvd
	Herzog	25-09103	Paul C Macmillan (EST)	374 SW Homeland RD
	Herzog	25-09116	John Willcoxson	2457 SW Hinchman ST
	Herzog	25-09227	Robert A Rancourt & Veronica I Rancourt	2961 SW Skyline ST
	Herzog	25-09228	Daniel G LeNeve & Luz J LeNeve	301 SW Virden CT
	Herzog	25-09475	FKH SFR C1 LP	985 SW Butterfly TER
	Herzog	25-09557	Cesar Osorio & Erick Osorio	2066 SW Castinet LN
	Herzog	25-09580	Reynaldo O Lima & Vilma N Lima	442 SW Tulip BLVD
	Herzog	25-09846	Abdullah Qadir (LF EST) & Amilia Qadir (LF EST)	1626 SW Cashmere BLVD
	Herzog	25-10253	FKH SFR PropCo H LP c/o FirstKey Homes LLC	833 SW Butterfly TER
	Herzog	25-10452	Wiskil Tidasse & Marie S Francois	498 SW Eastport CIR
	Herzog	25-10461	Ruth N Williams	441 SW Kentwood RD
	Herzog	25-10463	Arturo Palacios	453 SW Kentwood RD
	Herzog	25-10719	Ralph W Bellamy & Donyell I Bellamy	2319 SE Stonecrop St
	Herzog	25-10837	Ralphine Vil & Chelair Vil	1186 SW Janette AVE
	Huckstable	24-17893	William Dominick	802 SE Streamlet AVE
	Huckstable	24-18069	Curtis Gardner & Christie Gardner	742 SE Academy LN
	Huckstable	25-07686	Steven R Christine & Holly Christine	1985 SW Capeador ST
	Huckstable	25-07689	CHRISTINE ENTERPRISES LLC	1526 SW Paar DR
	Huckstable	25-07691	CHRISTINE ENTERPRISES LLC	1874 SE Mantua ST

	Williams	25-02877	PSL Sunshine Properties LLC	220 SW Port St Lucie BLVD
	Williams	25-04436	EFMG Properties LLC	756 SE Port St Lucie BLVD
	Williams	25-08848	Denison Limited Prtnshp	9526 S US Highway 1
	Williams	25-09115	Tigerfish Real Estate LLC	2890 SW Port St Lucie BLVD
	Williams	25-11622	FLORIDA POWER & LIGHT	3733 SE Jennings RD

Code Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Cerami	25-03555	Kelly R Forbes	1826 SW Capehart AVE
	Diaz	24-17067	AA Baret Corp	938 SW Bayshore BLVD
	Dickerson	24-10806	Hillmoor Professional Plaza Condominium Association Inc	1801 SE Hillmoor DR
	Dickerson	24-13204	Family Life Worship Center Inc	4311 SW Darwin BLVD
	Dickerson	24-18673	Savits Enterprises Inc	10135 S Us Highway 1
	Dickerson	24-19874	THE PARC AT GATLIN COMMONS, LLC	1900 SW Aledo LN
	Dickerson	25-05986	Treasure Coast Management Specialists LLC	2355 SE Seafury LN
	Dickerson	25-07309	Final Frontier Plaza LLC	2130 SE Hayworth Ave *Attending via Zoom*
	Dickerson	25-07472	MAX GAS M LLC	2780 SE Morningside BLVD
	Herzog	24-19115	Kimberly J Saffomilla	2008 SW Hampshire Ln
	Herzog	25-03969	Gloria P Williams	425 SW Tulip Blvd
	Herzog	25-03973	Lillian Penird (EST)	238 SW Cherry Hill RD
	Herzog	25-04980	Reyne Brezinski	1343 SW Bellevue AVE
	Herzog	25-08395	Flavia Edward	1786 SW Cycle ST
	Herzog	25-08706	Lonnie L Mills & Lois M Mills	126 SW Tulip Blvd
	Herzog	25-09116	John Willcoxson	2457 SW Hinchman ST
	Herzog	25-09580	Reynaldo O Lima & Vilma N Lima	442 SW Tulip BLVD
	Huckstable	24-18069	Curtis Gardner & Christie Gardner	742 SE Academy LN
	Williams	25-04436	EFMG Properties LLC	756 SE Port St Lucie BLVD
	Williams	25-09115	Tigerfish Real Estate LLC	2890 SW Port St Lucie BLVD
	Wise	25-12581	Terry L Hauge (LF EST) & Christine L Hauge (LF EST)	172 SW Crescent AVE



Agenda Summary

2025-749

Agenda Date: 8/13/2025

Agenda Item No.: 10.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
	Dickerson	25-05230	Tesoro Preserve POA Inc	300 SE Via Tirso
	Herzog	25-09364	Joan H Lattanzio (EST)	751 SW Monsoon RD
	Herzog	25-10439	Robert Wimmer	698 SE Delancey LN
	Herzog	25-10454	Rodolfo G Varona & Maria Varona	338 SW Eastport CIR
	Mendoza	25-12458	Lenardo D Velandria & Teresa J Velandria	2049 SW EMBER ST
	Wise	25-10686	Maria D Colon	594 SW GROVE AVE
	Wise	25-12581	Terry L Hauge (LF EST) & Christine L Hauge (LF EST)	172 SW Crescent AVE
	Wise	25-12626	Delfin J Hernandez (EST)	311 SW Feldman AVE

Code Violations Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Cerami	25-03554	Arnold S Haughton	1833 SW Capehart Ave
	Herzog	25-09103	Paul C Macmillan (EST)	374 SW Homeland RD
	Wise	25-09330	Carol L Velazquez & Wendi Thompson	1654 SE Fallon DR
	Wise	25-12626	Delfin J Hernandez (EST)	311 SW Feldman AVE



Agenda Summary

2025-750

Agenda Date: 8/13/2025

Agenda Item No.: 11.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	25-09156	Brandon Michael Watson	461 SW Dairy Rd
	Huckstable	25-09352	William Jones & Samesha Jones	2352 SE Melaleuca Blvd
	Huckstable	25-09777	Holiday Builders Inc	1968 SE Dranson Cir
	Huckstable	25-09823	John K Luchka & Priscilla G Luchka	925 SE Montrose Ave
	Huckstable	25-09988	Richard D Melko	1311 SW Doric Ct
	Huckstable	25-10273	Domenico Zaratina (TR) & Annelene Zaratina (TR)	1712 SW Bismarck ST
	Huckstable	25-10570	Raymond T Klucens & Mariella P Klucens	1401 SW Gastador AVE
	Huckstable	25-10699	Alfonso S Sordo & Laudelina R D Sanchez : Alfonso Sanchez	1882 SW Angelico LN
	Huckstable	25-10799	Elisa C Perez & Suzette C Perez	4131 SW Baltic ST

Vacant Lot Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Huckstable	25-09352	William Jones & Samesha Jones	2352 SE Melaleuca Blvd
	Huckstable	25-09988	Richard D Melko	1311 SW Doric Ct
	Huckstable	25-10699	Alfonso S Sordo & Laudelina R D Sanchez : Alfonso Sanchez	1882 SW Angelico LN
	Huckstable	25-10799	Elisa C Perez & Suzette C Perez	4131 SW Baltic ST



Agenda Summary

2025-751

Agenda Date: 8/13/2025

Agenda Item No.: 12.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
	Diaz	24-10304	Mavit Service Inc	1622 SW Biltmore ST
	Diaz	24-10305	Mavit Service Inc	1646 SW Biltmore ST
	Dickerson	25-07472	MAX GAS M LLC	2780 SE Morningside BLVD
	Herzog	24-12024	Thayna M Pluviose	1652 SW McAllister LN
	Laird	25-09139	DEE-ED LLC	1290 SW Bayshore BLVD
	Rose	24-17479	Khareen J Brooks & Maxine Brooks	2102 SW Biella AVE
	Williams	24-17213	Nicole Katherine Basil	274 SW Airview AVE

Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Diaz	24-10304	Mavit Service Inc	1622 SW Biltmore ST
	Diaz	24-10305	Mavit Service Inc	1646 SW Biltmore ST
	Herzog	24-12024	Thayna M Pluviose	1652 SW McAllister LN
	Rose	24-17479	Khareen J Brooks & Maxine Brooks	2102 SW Biella AVE



Agenda Summary

2025-752

Agenda Date: 8/13/2025

Agenda Item No.: 13.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
	Herzog	25-04978	Joanne Dziedzic	1681 SW Clover ST
	Mendoza	25-10913	Jeremy Rich	450 SW Eyerly AVE

Next Magistrate Hearing – August 20, 2025 SM Davis

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

Certification of Fines Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Herzog	25-04978	Joanne Dziedzic	1681 SW Clover ST
	Wise	25-10913	Jeremy Rich	450 SW Eyerly AVE

Next Magistrate Hearing – August 20, 2025 SM Davis

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