

City of Port St. Lucie

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



Meeting Agenda

Addition of Item 12A

Wednesday, May 21, 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** [2025-470](#)
- 9. Code Violations Special Requests**
 - 9.a Hear Code Violations Special Requests Cases and Approve the Staff Recommendation** [2025-471](#)
- 10. Certification of Fines**
 - 10.a Hear Certification of Fines Cases and Approve the Staff Recommendation** [2025-472](#)
- 11. Certification of Fines Special Requests**
 - 11.a Hear Certification of Fines Special Requests Cases and Approve the Staff Recommendation** [2025-473](#)
- 12. Vacate Requests**
 - 12.a Hear Vacate Requests Cases and Approve the Staff Recommendation** [2025-514](#)
- 13. How Parties are Notified**
- 14. Introduction of Cases Without Parties Present**
- 15. Public to be Heard**

16. 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)



City of Port St. Lucie

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

Agenda Summary

2025-470

Agenda Date: 5/21/2025

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
	Bender	25-00640	Karen Rose Crowell & Paul Simon Fialho	677 NW Marion Ave
	Bender	25-02199	Daniel D Patria (EST) & Patricia Patria	461 NW Marion Ave
	Bender	25-03994	FYR SFR Borrower LLC	338 SE Yardley Ter
	Bender	25-04055	HMD and D Holding LLC	370 SW Buxton Ave
	Bender	25-04261	Juanita M Wilson	342 NW Byron S
	Bender	25-04727	Claudia Fabra	616 NE Helicon Ln
	Capp	24-15414	Kirk Vera	352 SW Voltair Ter
	Capp	24-19069	Robert C Estis & Roxanne J Ockerman	502 SW Twig Ave
	Capp	25-00817	Kenneth J Goodloe	313 SE Thornhill Dr
	Capp	25-00839	Kelvin Orlando Campos-Rojas	161 SE Whitmore Dr
	Capp	25-00845	Larry M Patton & Victoria V Patton	1751 SE Fallon Dr
	Capp	25-00851	Jennifer Mack	215 SE Voltair Ter
	Capp	25-00877	Stephen F Skowronski	1402 SW Airoso Blvd
	Capp	25-01463	Enrique G Mazanet & Isabel C Mazanet	217 SE Twig Ave
	Capp	25-01475	Sasha Nicole Noble	1581 SE Sutton St
	Capp	25-01494	Christopher K Beal	391 SE Volkerts Ter
	Capp	25-02341	William Bryson Huckstep & Andrea Marja Huckstep	549 SW Nautical Ave
	Capp	25-03107	Holding ESQ LLC	114 SW Lakehurst Dr
	Capp	25-03404	Marc Graham & Naywona Graham	1309 SW Bayshore Blvd
	Capp	25-03407	Ramon Cano	586 SW Lakehurst Dr
	Capp	25-03412	Marie V Baptiste	144 SW Lakehurst Dr
	Capp	25-03428	Javier S Salazar	1107 SW Addie St

	Capp	25-03446	Max Charlemagne & Nicole Charlemagne	710 SW Duxbury Ave
	Capp	25-04159	A2z Mobile Notary Services Llc	194 SW Exmore Ave
	Capp	25-04164	MARSHALL PROPERTY HOLDINGS LLC	365 SW Todd Ave
	Capp	25-04166	Mary E Custer	568 SW Carter AVE
	Capp	25-05084	Vincent N Batz	226 SW Parish Ter
	Capp	25-05290	Christopher Nolan	1898 SW Brisbane St
	Gomez	24-19356	Debra Foisset	1525 SE Faculty Ct
	Gomez	25-03788	Stan Rick Haughton	2391 SE Marseille ST
	Gomez	25-03930	Candis Strong	2367 SE Manor AVE
	Gomez	25-04113	Roger Cespedes-Colon & Sarah M Colon	2460 SE Pascal Ave
	Gomez	25-04131	Samuel Barbuto	2402 SE Sapelo Ave
	Gomez	25-04588	Diana Collins (EST)	2302 SE Leithgow ST
	Peco	24-03781	Jason J Gonzales	2365 SE Delano Rd
	Peco	24-19878	Jorge I Medal	1413 SE Vesthaven Cir
	Peco	25-01359	Alexis L Macias	2033 SE Oxmoor Ter
	Peco	25-01394	Carl Definis & Carmela Definis	2249 SE Seafury Ln
	Peco	25-03459	Salvator Anthony Brancaccio & Alyssa Marie Brancaccio	1101 SE Mendavia Ave
	Peco	25-03773	Leonidas Demopoulos	2156 SE Herron Ave
	Peco	25-04216	Ricky J Moore Sr & Tamara M Moore	2417 SE ELSTON ST
	Peco	25-05101	Aaron Teems & Wanda Teems	2073 SE New York ST
	Pierre	24-01126	Edme L Spencer	796 SE Damask Ave
	Pierre	25-00497	Ruth D Schaeffer	2071 SE Watercrest St
	Pierre	25-01669	Vannin Nau & Sokona Nau (TR)	1934 SE Floresta Dr
	Pierre	25-02243	Victoria L Beck	1732 SE Aneci St
	Pierre	25-02926	Osmanis Figueiredo Quesada	3212 SE Pinto ST
	Pierre	25-03044	Patrick M Malone	1952 SE Manth Ln

	Pierre	25-03323	Kevin McCoy & Brittany Muscanera	650 SE Majestic Ter
	Pierre	25-03468	Raymond Carazo	1533 SE Crowberry Dr
	Pierre	25-03875	Roovens Pierre Pierre Louis & Muracia Pierre Louis	990 SE Bywood Ave
	Pierre	25-04151	Francoise Elan & Erzeline Elan	2208 SE Glover St
	Pierre	25-04181	Jose A Ortiz	722 SE Sweetbay Ave
	Pierre	25-04665	Angel Luis Orengo Rodriguez	2098 SE Stonecrop ST
	Pierre	25-05360	Steven Saper & Janice R Saper	2158 SE Floresta Dr

Code Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	25-03994	FYR SFR Borrower LLC	338 SE Yardley Ter
	Bender	25-04055	HMD and D Holding LLC	370 SW Buxton Ave
	Bender	25-04261	Juanita M Wilson	342 NW Byron St
	Capp	24-15414	Kirk Vera	352 SW Voltair Ter
	Capp	25-01475	Sasha Nicole Noble	1581 SE Sutton St
	Capp	25-02341	William Bryson Huckstep & Andrea Marja Huckstep	549 SW Nautical Ave
	Capp	25-03404	Marc Graham & Naywona Graham	1309 SW Bayshore Blvd
	Capp	25-03412	Marie V Baptiste	144 SW Lakehurst Dr
	Capp	25-04159	A2z Mobile Notary Services Llc	194 SW Exmore Ave
	Capp	25-04164	MARSHALL PROPERTY HOLDINGS LLC	365 SW Todd Ave
	Capp	25-04166	Mary E Custer	568 SW Carter AVE
	Capp	25-05084	Vincent N Batz	226 SW Parish Ter
	Capp	25-05290	Christopher Nolan	1898 SW Brisbane St
	Gomez	25-03788	Stan Rick Haughton	2391 SE Marseille ST
	Gomez	25-04113	Roger Cespedes-Colon & Sarah M Colon	2460 SE Pascal Ave
	Gomez	25-04588	Diana Collins (EST)	2302 SE Leithgow ST
	Peco	24-03781	Jason J Gonzales	2365 SE Delano Rd
	Peco	24-19878	Jorge I Medal	1413 SE Vesthaven Cir
	Peco	25-01359	Alexis L Macias	2033 SE Oxmoor Ter
	Peco	25-04216	Ricky J Moore Sr & Tamara M Moore	2417 SE Elston St
	Pierre	24-01126	Edme L Spencer	796 SE Damask Ave
	Pierre	25-03323	Kevin McCoy & Brittany Muscanera	650 SE Majestic Ter



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Agenda Summary

2025-471

Agenda Date: 5/21/2025

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
	Capp	25-03361	Albert Russo	111 SW Chapman Ave
	Capp	25-04269	SmartChoice Property Investments, LLC	197 SW Twig Ave
	Gomez	24-09205	Fernando Couto & Joao Couto	2280 SE Short ST
	Gomez	25-05454	Robert O Koci	1722 SE Ridgewood St
	Gomez	25-06686	Mario Raya & Suhgeide Raya	1571 SE Burning Ct

Code Violations Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	25-02199	Daniel D Patria (EST) & Patricia Patria	461 NW Marion Ave
	Bender	25-08321	HOME SFR BORROWER IV LLC	366 NE Gulfstream Ave
	Capp	25-03361	Albert Russo	111 SW Chapman Ave
	Capp	25-04269	SmartChoice Property Investments, LLC	197 SW Twig Ave <i>*Attending Via Zoom*</i>
	Gomez	24-09205	Fernando Couto & Joao Couto	2280 SE Short ST



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Agenda Summary

2025-472

Agenda Date: 5/21/2025

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.

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
	Capp	24-19455	Ralph Mira (EST)	1825 SW Oakwood Rd
	Herzog	24-12852	Brenda Rice	1841 SE Elkhart Ter
	Pierre	24-14905	Joan T Hanna-Bischoff	761 SE Albatross Ave
	Pierre	24-19094	John Russo (EST)	2098 SE Floresta Dr

Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Pierre	24-19094	John Russo (EST)	2098 SE Floresta Dr



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Agenda Summary

2025-473

Agenda Date: 5/21/2025

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
	Gomez	25-00417	Patrick Richardson	1791 SE Ridgewood St

Certification of Fines Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Capp	24-19455	Ralph Mira (EST)	1825 SW Oakwood Rd <i>*Attending via Zoom*</i>
	Gomez	25-00417	Patrick Richardson	1791 SE Ridgewood St

Next Magistrate Hearing – May 28, 2025 SM Pelletier

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



Agenda Summary

2025-514

Agenda Date: 5/21/2025

Agenda Item No.: 12.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	24-13862	Marceau J Fatal and Marie Y Fatal	1658 SE Harp Ln