

City of Port St. Lucie

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



Meeting Agenda

Addition of Item 12A

Wednesday, October 1, 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 [2025-902](#)
 9. Code Violations Special Requests
 - 9.a Hear Code Violations Special Requests Cases and Approve the Staff Recommendation [2025-903](#)
 10. Certification of Fines
 - 10.a Hear Certification of Fines Cases and Approve the Staff Recommendation [2025-904](#)
 11. Certification of Fines Special Requests
 - 11.a Hear Certification of Fines Special Requests Cases and Approve the Staff Recommendation [2025-905](#)
 12. Modification Requests
 - 12.a Hear Modification Requests Cases and Approve the Staff Recommendation [2025-947](#)
 13. How Parties are Notified
 14. Introduction of Cases Without Parties Present
 15. Public to be Heard
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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)



Agenda Summary

2025-902

Agenda Date: 10/1/2025

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
	Cerami	25-08783	Patricia A Ward	1897 SW Effland AVE <i>*Attending via Zoom*</i>
	Cerami	25-08926	David Rivera	1391 SW Amboy AVE
	Cerami	25-10820	Humberto Soares	1918 SW Exeter CT
	Cerami	25-12019	Charles S Swindle	1044 SW Placetas AVE
	Cerami	25-12710	Anthony Sanchez Garcia	1324 SW Wellington AVE
	Cerami	25-13356	Carlton Harper & Shamika Harper	1042 SW Janar AVE
	Kashatus	25-01500	Jameson A Bennett & Vania Morales Baranda	329 SW Becker RD
	Kashatus	25-08521	Beth A Colicchie	4690 SW Vahalla ST
	Kashatus	25-12226	Atul Patel	1056 SW Paar DR
	Kashatus	25-12299	Soline Clairvoyant	4202 SW Savona BLVD
	Kashatus	25-12472	Dieumene Simon & Guinel Dort	842 SW Mccracken AVE
	Kashatus	25-12718	Joseph Richard Altier III	490 SW Fields AVE
	Kashatus	25-13803	Judith A Leedom	4450 SW Cacao ST
	Kashatus	25-14212	Matthew L Pelton & Ivonne Hernandez	931 SW Mccomkle AVE
	Mendoza	25-05255	BAF Assets 2 LLC	402 SW Sansom LN
	Mendoza	25-10868	David Eduardo Russo & Brooke Shania Williams	2673 SW Monterrey LN
	Mendoza	25-12049	Daniel Dilozenzo	874 SW Del Rio
	Mendoza	25-12100	Sodilia P Juste	2361 SW Blaine TER
	Mendoza	25-12209	Ronald J Surovec & Lisa Surovec	1308 SW Granville AVE
	Mendoza	25-12212	Patrick Goedecke	2232 SW Grosspoint ST
	Mendoza	25-12293	Charles E Diamond & Natasha Diamond	2366 SW Blaine TER
	Mendoza	25-12296	Margie Agostino	1341 SW Leisure LN

	Mendoza	25-12547	Matias Poueriet & Matilide Poueriet	1050 SW Del Rio BLVD
	Mendoza	25-12587	Chi Kim Little	2055 SW Kimberly AVE
	Mendoza	25-12611	Santos O Canales & Candida Canales	1349 SW California BLVD
	Mendoza	25-13666	Fred P Senesi (TR)	2201 SW Plymouth ST
	Rose	24-02784	Sonia Phillips	2101 SW Colwell AVE
	Rose	25-06916	Waldemar Biaca Neto	1731 SW Import DR
	Rose	25-08078	Douglas J Witham & Alice F Witham	2537 SW Calender ST
	Rose	25-11032	Mark McGinnis & Alicia Hernandez	2402 SW Massey ST
	Rose	25-12092	Calvin Shaw	2242 SW Elmwood AVE
	Rose	25-12093	Paulette Harrison Neely	2274 SW Elmwood AVE
	Rose	25-12098	Peter M Rossi	2571 SW Choctaw
	Rose	25-12375	Howard Foster North	2031 SW Akorot RD
	Rose	25-12697	Mason Micco Sweat	2607 SW Acco RD

Code Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Cerami	25-08783	Patricia A Ward	1897 SW Effland AVE *Attending Via Zoom*
	Cerami	25-10820	Humberto Soares	1918 SW Exeter CT *Attending Via Zoom*
	Kashatus	25-01500	Jameson A Bennett & Vania Morales Baranda	329 SW Becker RD *Attending Via Zoom*
	Kashatus	25-12299	Soline Clairvoyant	4202 SW Savona BLVD
	Kashatus	25-12472	Dieumene Simon & Guinel Dort	842 SW Mccracken AVE
	Kashatus	25-13803	Judith A Leedom	4450 SW Cacao ST
	Kashatus	25-14212	Matthew L Pelton & Ivonne Hernandez	931 SW Mccomkle AVE
	Mendoza	25-05255	BAF Assets 2 LLC	402 SW Sansom LN
	Mendoza	25-11803	Andrea Sanderson	1133 SW Jennifer AVE
	Mendoza	25-12397	Gabriela Marcus & Richard Cancino	2602 SW Monterrey LN
	Mendoza	25-12587	Chi Kim Little	2055 SW Kimberly AVE
	Rose	24-02784	Sonia Phillips	2101 SW Colwell AVE *Attending Via Zoom*
	Rose	25-06916	Waldemar Biaca Neto	1731 SW Import DR
	Rose	25-08078	Douglas J Witham & Alice F Witham	2537 SW Calender ST
	Rose	25-11032	Mark McGinnis & Alicia Hernandez	2402 SW Massey ST



Agenda Summary

2025-903

Agenda Date: 10/1/2025

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
	Cerami	25-11777	Annette Paul	4137 SW Batavia ST
	Cerami	25-12016	Ashley Heclo	3502 SW Pluto ST
	Cerami	25-12856	Samuel Andrew Morales & Laurie Kenia Farreau	3362 SW Ludlow ST
	Cerami	25-12984	Dennis N Belezair & Lauryn Rodgers	1497 SW San Esteban AVE
	Gomez	25-12486	John J LaPeter & Susan D LaPeter	1399 SE Appamattox Ter
	Kashatus	25-10451	Bobbi Lynn Gunn (LF EST)	4205 SW Elba ST
	Kashatus	25-10535	Pestel Logistics Inc	1002 SW Romaine LN
	Kashatus	25-11904	Kenneth L Hood & Claudia P Hood	3602 SW Pisano ST
	Kashatus	25-11905	Gibin Matthew & Sheeba Samual	3598 SW Pisano ST
	Kashatus	25-11999	Edzer Pierre	932 SW Mccomkle AVE
	Kashatus	25-12398	Sonia N Burgos Melendez & Eduardo Rivera Ortiz	1691 SW Malmo RD
	Kashatus	25-12400	Erik J Kraft	1642 SW Malmo RD
	Kashatus	25-12519	Mauro De Depaula	1205 SW Asturia AVE
	Kashatus	25-12824	Shelby Falloon	4192 SW Jarmer RD
	Mendoza	25-05991	Shelanda Green	1873 SW Cycle ST
	Mendoza	25-11803	Andrea Sanderson	1133 SW Jennifer AVE
	Mendoza	25-12208	Stephen Swanson (EST) & Judith Swanson (EST)	1866 SW Davis ST
	Mendoza	25-12210	Raul E Villacis	1314 SW Granville AVE
	Mendoza	25-12214	Gilbert Christopher Pilet	2120 SW Plantation TER
	Mendoza	25-12218	Andy Chery & Sapphire Chery	1557 SW Fortune RD
	Mendoza	25-12220	Sharon M Abrams	2102 SW Plantation TER
	Mendoza	25-12298	Karen C Font (TR) & Jay Roger Perreault (TR)	1656 SW Herder RD

	Mendoza	25-12391	Anderson Paul & Kia White	2568 SW Monterrey LN
	Mendoza	25-12397	Gabriela Marcus & Richard Cancino	2602 SW Monterrey LN
	Mendoza	25-12402	Amber Vinz	2079 SW Kimberly AVE
	Mendoza	25-12855	Medardo Cuevas	874 SW Saltonstall TER
	Mendoza	25-13544	Ronald G Disbrow & Walter J Disbrow II	2291 SW Mount Vernon ST
	Rose	25-06628	Michelle Vanartsdalen	2571 SW Fairgreen RD
	Rose	25-11563	Ronald Paul & Jenny L Paul	1942 SW Saga ST
	Rose	25-11565	David B Williams & Gail A Prior	1912 SW Saga ST
	Rose	25-12527	Brett Carson & Alexia Carson	2090 SW Quarry ST
	Rose	25-06916	Waldemar Biaca Neto	1731 SW Import DR
	Rose	25-11032	Mark McGinnis & Alicia Hernandez	2402 SW Massey ST
	Rose	25-12092	Calvin Shaw	2242 SW Elmwood AVE

Code Violations Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Cerami	25-12984	Dennis N Belezair & Lauryn Rodgers	1497 SW San Esteban AVE
	Kashatus	25-11904	Kenneth L Hood & Claudia P Hood	3602 SW Pisano ST
	Kashatus	25-11905	Gibin Matthew & Sheeba Samuel	3598 SW Pisano ST
	Kashatus	25-11999	Edzer Pierre	932 SW Mccomkle AVE
	Kashatus	25-12226	Atul Patel	1056 SW Paar DR
	Kashatus	25-12398	Sonia N Burgos Melendez & Eduardo Rivera Ortiz	1691 SW Malmo RD
	Mendoza	25-05991	Shelanda Green	1873 SW Cycle ST
	Mendoza	25-12208	Stephen Swanson (EST) & Judith Swanson (EST)	1866 SW Davis ST
	Mendoza	25-12210	Raul E Villacis	1314 SW Granville AVE
	Mendoza	25-12214	Gilbert Christopher Pilet	2120 SW Plantation TER
	Mendoza	25-12218	Andy Chery & Sapphire Chery	1557 SW Fortune RD



Agenda Summary

2025-904

Agenda Date: 10/1/2025

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
	Mendoza	25-04578	Cynthia A Deeson & Jessica McCoy	1917 SW Flower LN
	Mendoza	25-05069	Debra Agostino	1050 SW Colorado AVE
	Mendoza	25-06593	Terri L Brown	1949 SW Susset LN
	Mendoza	25-09918	Naomi J Poe	2051 SW Villanova RD
	Mendoza	25-10105	Santos O Canales & Candida Canales	1349 SW California BLVD

Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	25-04447	Timothy P McKay	142 NE Twylite TER
	Mendoza	25-06593	Terri L Brown	1949 SW Susset LN
	Mendoza	25-09918	Naomi J Poe	2051 SW Villanova RD



Agenda Summary

2025-905

Agenda Date: 10/1/2025

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

Next Magistrate Hearing – October 8, 2025 SM Davis

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



Agenda Summary

2025-947

Agenda Date: 10/1/2025

Agenda Item No.: 12.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
	Code	24-18844	Jessica L Case	1575 SW Fresno Rd