

City of Port St. Lucie

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



Meeting Agenda

Addition of Item 15A

Wednesday, April 9, 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 1/15/2025, 2/12/2025 and 2/19/2025 Cases and Approve the Staff Recommendation [2025-313](#)
 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 [2025-314](#)
 9. **Code Violations**
 - 9.a Hear Code Violations Cases and Approve the Staff Recommendation [2025-315](#)
 10. **Code Violations Special Requests**
 - 10.a Hear Code Violations Special Requests Cases and Approve the Staff Recommendation [2025-316](#)
 11. **Vacant Lot Violations**
 - 11.a Hear Vacant Lot Violations Cases and Approve the Staff Recommendation [2025-317](#)
 12. **Certification of Fines**
 - 12.a Hear Certification of Fines Cases and Approve the Staff Recommendation [2025-318](#)
 13. **Certification of Fines Special Requests**
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- 13.a** Hear Certification of Fines Special Requests Cases and Approve the Staff Recommendation [2025-319](#)
- 14. Vacant Lot Certification of Fines**
- 14.a** Hear Vacant Lot Certification of Fines Cases and Approve the Staff Recommendation [2025-320](#)
- 15. Modification Requests**
- 15.a** Hear Modifications Requests Cases and Approve the Staff Recommendation [2025-370](#)
- 16. How Parties are Notified**
- 17. Introduction of Cases Without Parties Present**
- 18. Public to be Heard**
- 19. 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
2025-313

Agenda Date: 4/9/2025

Agenda Item No.: 4.a

Placement: Approval of Minutes

Action Requested: Motion / Vote

Hear Approval of Minutes for 1/15/2025, 2/12/2025 and 2/19/2025 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, January 15, 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 January 15, 2025, at 9:00 a.m., at the Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Keith Davis, Special Magistrate

Sara Brown, Neighborhood Services Department Project Coordinator

Evelyn Rojas, Lien Services, Finance

Camille Wallace, Deputy Director of the Neighborhood Services Department

Steve Owens, Code Compliance Supervisor

Aaron Biehl, Code Compliance Supervisor

Michael Dickerson, Code Compliance Officer

Matthew Williams, Code Compliance Officer

Melissa Huckstable, Code Compliance Officer

Catherine Laird, Code Compliance Officer

Richard Shiller, Deputy City Attorney

Daisy Ruiz, Deputy City Clerk

2. Pledge of Allegiance

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

3. Swearing in Code Specialist and/or Building Investigators

The Deputy City Clerk administered the Oath of Testimony to the Code Compliance Officers.

4. Approval of Minutes

There was nothing scheduled under this portion of the agenda.

5. Late Abatements and/or Postponements

Ms. Brown indicated that there were two postponements: Case No. 24-14714 and Case No. 24-19254; and nine late abatements: Case No. 24-016356; Case No. 24-17853; Case No. 24-18939; Case No. 24-12858; Case No. 24-12024; Case No. 24-16611; Case No. 24-18527; Case No. 21-04133; and Case No. 24-12513.

6. Approval of Agenda

The Special Magistrate approved the agenda.

7. Introduction of Cases

The Special Magistrate indicated he would hear Agenda Item 13 at this time.

8. Code Violations Cases

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

[2025-040](#)

DICKERSON 24-04590 8890 S. US HIGHWAY 1

Code Compliance Officer Michael Dickerson, previously sworn, read the case presentation and staff's recommendation into the record. He presented the photos that were taken at the time of the inspection showing the subject property and provided an explanation of his investigation findings.

The Deputy City Clerk provided the Oath of Testimony to Ronald Hansraj and Tatiana Reed. Mr. Hansraj indicated that the tenant was refusing to remove the vehicles. Ms. Reed stated that her grandfather, Mr. Hansraj was trying to maintain as respectful as possible to have a good tenant-landlord relationship. Officer Dickerson advised Mr. Hansraj had done everything to conform to the Site Plan, but the tenant continued to disregard the violations. He explained that the tenant continues to park vehicles all over the property. The Special Magistrate asked Mr. Hansraj if he was considering evicting the tenant, to which Ms. Reed stated she was working with her mother to initiate the eviction process.

The Special Magistrate inquired if 90 days would be sufficient to get things done, to which Officer Dickerson stated that he had no objection.

The Special Magistrate provided a continuance date of April 16, 2025, and noted he would like to see a good-faith effort in the filing of the eviction. He asked if there was anything else that could be done before the next hearing, to which Officer Dickerson asked if the open storage could be addressed around the building. The Special Magistrate stated he would like to hear what the Respondent accomplished between now and April 16th.

DICKERSON 24-14114 1924 SW GATLIN BLVD.

Code Compliance Officer Michael Dickerson, previously sworn, read the case presentation and staff's recommendation into the record. He

presented the photos that were taken at the time of the inspection showing the subject property and provided an explanation of his investigation findings.

The Deputy City Clerk provided the Oath of Testimony to Brad Moore, who explained he missed part of the landscaping and thought they had corrected all of it. He mentioned they replaced part of the hedge and would have the additional missing bushes replaced. Mr. Moore stated that they were planning on having the asphalt resealed and recoated and the parking lot striped. He stated that unfortunately because of the three businesses at the site, they would prefer not to shut the site down. Mr. Moore stated he would like an opportunity to bring the property into compliance.

The Special Magistrate asked what portion of the violations would require a permit, to which Officer Dickerson stated he did not believe a permit would be required since it was already on the Site Plan. He asked Mr. Moore how much more time he needed to get the property into compliance, to which he responded it would be done within the next 30 days.

The Special Magistrate found proper notice and stated Mr. Moore was present on behalf of the LLC. He stated that based on the evidence and testimony, he found that the violations remained and provided the Respondent with a 90-day continuance, April 16, 2025, and if compliance was not achieved by that date, the Respondent would be ordered to pay a daily fine in the amount of \$175, not to exceed \$17,500 along with the \$411 administrative costs.

DICKERSON	24-15239	2699 SE DOMINA RD.
&		
DICKERSON	24-15241	2073 SW HAYWORTH AVE.

(Clerk's Note: These properties are both owned by the same Respondent.)

Code Compliance Officer Michael Dickerson, previously sworn, read the case presentations and staff's recommendations into the record. He presented the photos taken of the inspection showing the subject properties and explained his investigation findings.

At this time, Mr. Dickerson requested that Case Number 24-15245 be a Late Abatement, to which Special Magistrate Davis agreed.

Mr. Dickerson reported that last week he and Supervisor Owens met with

the Respondent to go over the pending violations. He reported that the Respondent placed the "No Parking" signs in the area, but other violations remain.

The Deputy City Clerk administered the Oath of Testimony to the Respondent, Clarens Severe, he indicated that he met with the City and stated that after placing the signs no one is parking in the area anymore. Mr. Severe explained that he was informed the swale needed to be cleaned. He reported that he cleaned the swale this morning and stated he did not know what else to do. The Special Magistrate asked if he had provided the City with an opportunity to review what he had done, to which Mr. Severe explained that he sent photos of what he accomplished that morning.

Supervisor Owens stated they would be willing to abate the Site Triangle Violation because parking had been resolved but noted that the stabilization of the side was required by the City Code. He indicated they would like to move forward with Violation Section 56.25 (b) for both cases.

The Special Magistrate inquired if the other violations had been abated or complied with, to which Officer Dickerson responded in the affirmative.

The Special Magistrate stated he would provide the Respondent with the opportunity to fill in the right-of-way with sod and granted him a 60-day extension to make these improvements.

For both cases, the Special Magistrate found that the City had proper notice and that the properties remained in violation of Section 56.25(b) and required compliance by March 14, 2025. If compliance was not achieved by March 14, 2025, for each case, he will assess a daily fine of \$25/day, not to exceed \$2,500 along with \$411 in administrative fees.

OWENS	24-05974	1641 SW SOUTH MACEDO BLVD.
&		
OWENS	24-05976	1621 SW SOUTH MACEDO BLVD.

(Clerk's Note: These properties are both owned by the same Respondent.)

Code Compliance Supervisor Steve Owens, previously sworn, read the case presentations and staff's recommendations into the record. He presented the photos taken of the inspections showing the subject properties and explained his investigation findings.

The Deputy City Clerk administered the Oath of Testimony to Paul Lucas

and reported that they were rental properties. He indicated that he has taken care of the Landscaping and met with the City to discuss the Site Plan. Mr. Lucas stated that he still needed to clean up 1621 SW South Macedo Blvd and that the current signage was Window Perforated 50/50 thus making the signage less than 40%. Supervisor Owens stated if the Respondent had paperwork concluding that the signage was Perforated 50/50, he would be willing to abate the violation. Mr. Lucas provided the necessary documentation, and it was made part of the record.

The Special Magistrate indicated that they were abating violation Section 155.04(B)(18) Window Signs for Case Number 24-05976, to which Supervisor Owens agreed.

Mr. Lucas requested additional time to review the Site Plan to discuss the fencing. Supervisor Owens stated he would be comfortable with providing a 60-day extension for both cases.

The Special Magistrate found proper notice for both cases and based on the evidence and testimony the cases remained in violation. He confirmed that the violation Section 155.04(B)(18) was abated under Case Number 24-05976. He provided a compliance date for the remaining violations of both cases of March 14, 2025, if not in compliance for case number 24-05974, there would be a daily fine in the amount of \$50, not to exceed \$5,000 and for Case Number 24-05976, there would be a daily fine in the amount of \$75, not to exceed \$7,500 along with one assessment of the \$411 administrative fee to cover both cases.

OWENS	24-10304	1622 SW BILTMORE ST.
&		
OWENS	24-10305	1646 SW BILTMORE ST.

(Clerk’s Note: These properties are both owned by the same Respondent.)

Code Compliance Supervisor Steve Owens, previously sworn, read the case presentations and staff’s recommendations into the record. He presented the photos taken of the inspections showing the subject properties and explained his investigation findings.

The Deputy City Clerk administered the Oath of Testimony to Victor Rodriguez, who reported that he took care of the 8-foot fence, cleaned up the lake area, and removed the trees. He stated that they would focus on the front of the swale. Mr. Rodriguez explained that they were researching if they could add “do not park sign/will tow” signs in the area. He indicated that the violations were previously cleared by the code enforcement officer and that costs were incurred in complying. Mr. Rodriguez stated that they

would continue to actively seek compliance for all violations. He requested a 90-day extension to work on the landscaping and to modify the location of the dumpster. Mr. Rodriguez indicated that the window signage was the same as Mr. Lucas', to which Supervisor Owens requested that the Respondent provide a letter stating the window signage was installed perforated. Supervisor Owens also explained that the Respondent may need to hire an architect to modify the dumpster location and seek an amendment to the Site Plan.

Supervisor Owens agreed to a 90-day extension if there was active progress compliance with the violations, to which the Respondent agreed.

The Special Magistrate found proper notice for both cases and based on the evidence and testimony the cases remained in violation. He provided a compliance date for the remaining violations for both cases of April 16, 2025, if not in compliance for case number 24-10305, there would be a daily fine in the amount of \$300, not to exceed \$30,000 and for case number 24-10304, there would be a daily fine in the amount of \$250, not to exceed \$25,000 along with one assessment of the \$411 administrative costs to cover both cases.

WILLIAMS 24-16205 1042 SW JACQUELINE AVE.

Code Compliance Officer Matthew Williams, previously sworn, read the case presentation and staff's recommendation into the record. He presented the photos that were taken at the time of the inspection showing the subject property and explained his investigation findings.

The Deputy City Clerk provided the Oath of Testimony to the Respondent, Christopher Hall, who explained that the current culvert was temporary. He stated there had never been any sod installed in the area and that he was unsure when he would be able to afford a driveway but would be open to get a permit.

The Special Magistrate found that the City had proper notice and based on the evidence the property was properly noticed and remained in violation. The Special Magistrate extended the compliance date to March 14, 2025, and if compliance was not achieved a daily fine in the amount of \$75/day would be due every day the violation continued, not to exceed \$7,500 along with the administrative cost of \$411.

The Respondent inquired what the compliance was for and if it was to obtain the permit, to which the Special Magistrate explained that it was compliance to getting the property into compliance. He asked if he would

be required to install the driveway, to which the Special Magistrate explained he needed to comply with the violations.

Aaron Biehl, Code Compliance Supervisor stated that the Respondent did not need to get a permit for the driveway and only needed to remove the culvert pipe and stop accessing the property from that area.

WILLIAMS 24-17213 274 SW AIRVIEW AVE.

Code Compliance Officer Matthew Williams, previously sworn, read the case presentation and staff's recommendation into the record. He presented the photos that were taken at the time of the inspection showing the subject property and explained his investigation findings.

The Deputy City Clerk provided the Oath of Testimony to the Respondent, Nicole Katherine Basil, who stated that the violation of the expired tag was rectified. Officer Williams stated he could confirm once the Respondent placed the sticker on the vehicle. The Respondent reported that all vehicles were registered and insured. She reported that it would cost her \$4,000 to fix the swale and culvert and another \$4,000 to extend her driveway. Ms. Basil stated she had just started a new job and was waiting for her job's sign-on bonus.

The Special Magistrate found that the City had proper notice and based on the evidence the property was properly noticed and remained in violation of Section 56.22(b) and 41.08(E). The Special Magistrate stated that with violation Section 41.08(E) all the Respondent needed to do was communicate with Officer Williams to confirm that she had the new tag. He extended the compliance date to June 13, 2025, and if compliance was not achieved a daily fine in the amount of \$25/day would be due every day the violation continued, not to exceed \$2,500 along with the administrative cost of \$411.

9. Code Violations Special Requests

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

[2025-041](#)

WILLIAMS 24-18676 1782 SW CLOVERLEAF ST.

Code Compliance Officer Matthew Williams, previously sworn, read the case presentation and staff's recommendation into the record. He presented the photos that were taken at the time of the inspection showing the subject property and explained his investigation findings. Officer Williams noted that there had been no significant improvement to meet compliance. He indicated that all violations posed a threat to public health,

safety, and welfare.

The Deputy City Clerk administered the Oath of Testimony to the Respondent, Joyce Osika, who stated that none of the outside debris was garbage and explained that she was struggling financially.

The Deputy City Clerk administered the Oath of Testimony to Code Compliance Officer Rachel Knaggs, who explained that the property has had active cases since 2013 and noted that this property was posing a threat.

The Respondent stated she did not remember the case from 2013, to which Officer Williams explained that in 2013 there was a case for open storage and high grass.

The Special Magistrate found that the City had proper notice and noted that the Respondent was present. He stated that based on the testimony and evidence he found that the property remained in violation as cited. The Special Magistrate found that the violation regarding the outside storage and waste and the high grass and weeds constitute a threat to the public health, safety and welfare and ordered compliance by January 22, 2025. If not in compliance by January 22, 2025, then a daily fine in the amount of \$100 would be assessed until compliance or until the maximum fine of \$10,000 has been assessed. The Special Magistrate ordered that the Respondent pay the administrative cost of \$411 if compliance was not achieved by January 22, 2025. He authorized the City to enter the property after January 22, 2025, to abate the health, safety, and welfare violations and assess the appropriate costs.

WILLIAMS 24-13236 245 SW TULIP BLVD.

Code Compliance Officer Matthew Williams, previously sworn, read the case presentation and staff's recommendation into the record. He presented the photos that were taken at the time of the inspection showing the subject property and explained his investigation findings.

The Special Magistrate advised that the Respondent was absent and found the City had proper notice. He noted that based on the testimony and evidence, he found the property remained in violation regarding high grass and weeds constituting a threat to the public health, safety and welfare and granted the relief requested by the City.

WILLIAMS 24-18622 249 SW GLENWOOD DR.

Code Compliance Officer Matthew Williams, previously sworn, read the

case presentation and staff's recommendation into the record. He presented the photos that were taken at the time of the inspection showing the subject property and explained his investigation findings.

The Special Magistrate advised that the Respondent was absent and found the City had proper notice. He noted that based on the testimony and evidence, he found the property remains in violation regarding high grass and weeds constituting a threat to the public health, safety and welfare and granted the relief requested by the City.

10. Vacant Lot Violations

- 10.a** Hear Vacant Lot Violations Cases and Approve the Staff Recommendation

[2025-042](#)

(Clerk's Note: There were no cases heard under this section of the Agenda.)

11. Certification of Fines

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

[2025-043](#)

DICKERSON 22-05463 356 SE PORT ST. LUCIE BLVD.

Code Compliance Officer Michael Dickerson, previously sworn, read the case presentation and Staff's recommendation into the record. He presented the photos that were taken at the time of the inspection showing the subject property and explained his investigation findings.

The Deputy City Clerk provided the Oath of Testimony to Jeff Bobo and Ashley Ledlow. Mr. Bobo reported that they recently received the permit and explained that they were waiting for construction to begin.

The Special Magistrate asked if the City wanted to Certify the Fine or continue the matter, to which Officer Dickerson stated they would agree to continue. He asked if they could not take any action until the contractor notified Officer Dickerson as to the date of commencement of construction work, to which Officer Dickerson agreed.

HUCKSTABLE 24-06291 3453 SW DARWIN BLVD.

Code Compliance Officer Melissa Huckstable, previously sworn, read the case presentation and Staff's recommendation into the record. She presented the photos that were taken at the time of the inspection showing the subject property and explained her investigation findings.

The Deputy City Clerk provided the Oath of Testimony to Eugene Oskash, who explained that they had contracted a company to get a new well. He stated that they needed a water pump and hired an electric company, and they were denied a permit due to load calculation. Mr. Oskash explained that they did not have any building records from 2007. He stated that he had to switch contractors and recently found one to complete the job. Mr. Oskash advised that it costs \$30,000 to restore the landscaping after the pump is installed. He asked for additional time, to which the Special Magistrate agreed to continue to the March 19, 2025, Special Magistrate Hearing Agenda.

HUCKSTABLE 24-07542 2890 SW PORT ST. LUCIE BLVD.

Code Compliance Officer Melissa Huckstable, previously sworn, read the case presentation and Staff's recommendation into the record. She presented the photos that were taken at the time of the inspection showing the subject property and explained her investigation findings.

Brad Moore, previously sworn, was present on behalf of the Respondent and indicated that to redo all the landscaping they received a quote in the amount of \$20,000. He advised that it was difficult to install a hedge row based on the two live oaks on both sides and noted that he was working with the City.

The Special Magistrate asked how much more time he needed, to which Mr. Moore asked for 60 days. Supervisor Owens requested that Mr. Moore continue contact with the City and follow up with the Planning and Zoning documentation. The Special Magistrate continued the case to the March 19, 2025, Special Magistrate Hearing Agenda.

LAIRD 24-14174 119 SW CASHMERE BLVD.

Code Compliance Officer Catherine Laird, previously sworn, read the case presentation and Staff's recommendation into the record. She presented the photos that were taken at the time of the inspection showing the subject property and explained her investigation findings.

Mr. Moore was present on behalf of the Respondent and indicated there were two hedge rows against the parking area and another out towards the road. He stated that he was working with the same landscape company to find the necessary solution. The Special Magistrate asked if he was working with the City and asked if it would be beneficial to continue until March, to which Mr. Moore responded in the affirmative. Mr. Moore advised that the sign needed to be updated also. The Special Magistrate

continued this case to the March 19, 2025, Special Magistrate Hearing Agenda.

WILLIAMS 23-16467 243 SW STATLER AVE.

Code Compliance Officer Matthew Williams, previously sworn, read the case presentation and staff's recommendation into the record. He presented the photos that were taken at the time of the inspection showing the subject property and explained his investigation findings. Officer Williams indicated that the Roof and/or Drainage in Need of Maintenance Violation was brought to compliance and noted that the fine should be reduced to \$100/daily fine. He noted that it was a hazard to live in the home.

The Deputy City Clerk administered the Oath of Testimony to Ilise Desanti and Stefanie Desanti. Stefanie stated they were working with a non-profit organization, but they stopped answering their calls. She explained that they were strapped for money and were hoping to get money in the coming months to fix the siding of the structure.

Officer Williams indicated the City was not trying to bankrupt the residents but noted that the case had been maxed out three additional times.

Camille Wallace, Deputy Director of Neighborhood Services, advised that the Department would be hosting a public information session for the new SHIP funds on January 17, 2025, at 11 am and 6 pm.

Officer Williams advised he would open a new case to allow him to work with the Respondent and provide additional time for them to fix the home.

The Special Magistrate found proper notice and that the property remains in violation except for City Code Section 41.10(G) Exterior Structure – Roof and/or Drainage in Need of Maintenance. He certified the fine as requested by the City and closed the case.

12. Certification of Fines Special Requests

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

[2025-044](#)

(Clerk's Note: There were no cases heard under this section of the Agenda.)

13. Modification Requests

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

[2025-050](#)

Recommendation

Evelyn Rojas, Lien Services, Finance, stated that the Modification requests on the agenda, Case No. 23-07244; Case No. 23-18134; Case No. 18-08994; Case No. 21-03535; Case No. 22-00248; Case No. 22-04565; Case No. 23-05329; Case No. 23-16431; and Case No. 22-29841 BL were heard as a matter of City Policy and were mandated by Florida Statute. She explained that the City Council held liens and were considered assets of the City. Ms. Rojas indicated that per the City Ordinance, the Special Magistrate had the authority to modify the liens. The Special Magistrate stated he would grant the modification and sign the appropriate modification order.

14. Vacate Requests

14.a Hear Vacate Requests Cases and Approve the Staff[2025-051](#)

Recommendation

Evelyn Rojas, Lien Services, Finance, stated that the Vacate requests on the agenda, Case No. 00/11-0110; and Case No. 24-09136 were found by the City to be invalid and required a Special Magistrate signature. The Special Magistrate stated he would grant the vacate requests and sign the appropriate orders.

(Clerk's Note: Item 11a was heard at this time.)

15. 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. The Special Magistrate indicated he found proper notice.

16. Introduction of Cases Without Parties Present

The cases without parties present:

Code Violations:

24-016356 2056 SE June Park Dr.

24-13709 2802 SW Port St. Lucie Blvd.
24-17649 440 NW Peacock Blvd.
24-15230 9526 S. US Highway 1
24-12961 1042 SW Jeanette Ave.
24-14844 2450 SE Stonecrop St.
24-15225 1955 SW Castinet Ln.
24-18131 374 SW Homeland Rd.
24-18407 350 SW Bridgeport Dr.
24-18496 2582 SW Cooper Ln.

Vacant Lot Violations:

24-09848 991 SE Candle Ave.
24-17723 6130 NW Nolia Ct.
24-17833 738 SW Hoffenberg Ave.
24-17291 4031 SW Rosser Blvd.
24-18587 3277 SE Pinto St.
24-18611 691 SW Addie St.
24-18704 2903 SE Pier St.
24-18705 1582 SW Minorca Ave.
24-18706 314 SW Saginaw Ave.
24-18707 294 SW Saginaw Ave.
24-18879 268 SE Todd Ave.
24-18880 1908 SW Import Dr.
24-18881 5136 NW Rugby Dr.
24-18935 6782 NW Abigail Ave.

Certification of Fines:

24-9754 2780 SE Morningside Blvd.
24-14812 1985 SW Capeador St.
24-14814 1526 SW Paar Dr.
24-14815 1874 SE Mantua St.
24-16290 149 NW Bayshore Blvd.
24-00631 2001 SE Port St. Lucie Blvd.
24-14408 10585 S. US Highway 1
24-05382 1741 SW Anderson St.
24-10095 307 SW Belmont Cir.
24-12695 1633 SW Bellevue Ave.

The Special Magistrate indicated he would sign the appropriate orders for the above cases.

17. Public to be Heard

There were no comments from the public.

18. Adjourn

There being no further business, the meeting was adjourned at 12:06 p.m.

Daisy Ruiz, Deputy 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, February 12, 2025

9:00 AM

City Hall, Council Chambers

Addition of Item 14A

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 February 12, 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, Neighborhood Services Department Project Coordinator

Carmen Capezzuto, Director of the Neighborhood Services Department

Camille Wallace, Deputy Director of the Neighborhood Services Department

Evelyn Rojas, Lien Services, Finance

Michael Dickerson, Code Compliance Officer

Melissa Huckstable, Code Compliance Officer

Richard Shiller, Deputy City Attorney

Daisy Ruiz, Deputy City Clerk

2. Pledge of Allegiance

3. Swearing in Code Specialist and/or Building Investigators

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

4. Approval of Minutes

4.a Hear Approval of Minutes for 1/8/2025 Cases and Approve
the Staff Recommendation

[2025-118](#)

There being no corrections, the Special Magistrate approved January 8, 2025, Special Magistrate Hearing minutes.

5. Late Abatements and/or Postponements

There was nothing scheduled under this portion of the Agenda.

6. Approval of Agenda

The Special Magistrate approved the agenda.

7. Introduction of Cases

The Special Magistrate indicated he would hear Agenda Item 14 at this time.

8. Solid Waste Certification of Fines

- 8.a Hear Solid Waste Certification of Fines Cases and Approve the Staff Recommendation

[2025-119](#)

Ms. Brown indicated that neither party of Case Number 24-17180 and Case Number 24-17303 were present.

The Special Magistrate inquired how the notice was sent to the Respondents, to which 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 Office of Solid Waste 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 Office of Solid Waste. The Special Magistrate indicated he found proper notice and stated he would sign the Certification of Fines Orders for both cases.

9. Code Violations

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

[2025-120](#)

DICKERSON 23-01218 1601 SE VILLAGE GREEN DRIVE

Code Compliance Officer Michael Dickerson, previously sworn, read the case presentation and staff’s recommendation into the record. He presented the photos that were taken of the inspection showing the subject property and provided an explanation of his investigation findings.

The Deputy City Clerk provided the Oath of Testimony to Attorney Ryan Wynne, who spoke on behalf of the Respondent. He explained that the Respondent has worked diligently to bring the property into compliance. Attorney Wynne requested 120 days to bring violations into compliance, to which Mr. Dickerson responded in the negative and explained that the Respondent would be applying for a Variance for this property. The Special Magistrate stated he had no objection to granting the

Respondent’s request.

The Special Magistrate found that the City had proper notice and based on the evidence and testimony, the property remained in violation as cited. He provided a compliance date for June 18, 2025.

HUCKSTABLE 24-13202 230 SW NORTH WAKEFIELD CIRCLE

Code Compliance Officer Melissa Huckstable, previously sworn, read the case presentation and staff’s recommendation into the record. She presented the photos that were taken of the inspection showing the subject property and provided an explanation of her investigation findings.

The Deputy City Clerk provided the Oath of Testimony to the Respondent, Thomas Innocent, who explained that they ordered the trees, but that they mistakenly ordered 8 and instead of 15. He requested additional time to obtain the remaining trees, to which Ms. Huckstable had no objection. The Respondent provided the Special Magistrate with a copy of the invoice of 8 trees and Special Magistrate entered the invoice as part of the record.

The Special Magistrate found that the City had proper notice and based on the evidence and testimony, the property remained in violation as cited. He provided a compliance date for May 21, 2025.

(Clerk’s Note: Item 11a was heard after this item.)

10. Code Violations Special Requests

- 10.a** Hear Code Violations Special Requests Cases and Approve the Staff Recommendation [2025-121](#)

(Clerk’s Note: There were no parties present for this portion of the Agenda.)

11. Vacant Lot Violations

- 11.a** Hear Vacant Lot Violations Cases and Approve the Staff Recommendation [2025-122](#)

HUCKSTABLE 24-14501 139 SW SOUTH WAKEFIELD CIRCLE

Code Compliance Officer Melissa Huckstable, previously sworn, read the case presentation and staff’s recommendation into the record. She presented the photos that were taken of the inspection showing the subject property and provided an explanation of her investigation findings.

The Special Magistrate asked if the current condition of the property

constitutes a threat to public, health or safety welfare, to which Ms. Huckstable indicated that she has seen worse vacant lots. The Special Magistrate stated he felt that the property was a threat.

The Deputy City Clerk provided the Oath of Testimony to the Assistant Project Manager for the Holiday Builders Southeast Region, Raymond Broughton. He explained that the Florida Wildlife Commission (FWC) would not accept the violation for them to remove the tortoises and stated they have plans to build a Spec Home on the property, but they are working on the contract and would be applying for a building permit. He asked for a 90-day extension.

The Special Magistrate inquired if the City had received comments from the neighbors of this property, to which Ms. Huckstable indicated that they had not received any comments since August 2024.

The Special Magistrate found that the City had proper notice and based on the evidence and testimony, the property remained in violation as cited and found that the violation constitutes a threat to the public health safety and welfare and required compliance by February 27, 2025. He authorized the City to enter the property and abate the health safety and welfare violation after February 27, 2025.

Mr. Broughton asked how the City would be able to enter the property if other landscapers have not agreed to clear the lot, to which the Special Magistrate stated that his order does not override FWC or state law regarding the protection of gopher tortoises and indicated the City would have to comply with regulation.

Ms. Huckstable indicated that the City vendors would take 30 days to get to the property and would still allow the Respondent time to submit the permit.

Mr. Broughton indicated that he would provide a copy of the FWC permit to Ms. Huckstable.

12. Certification of Fines

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

[2025-123](#)

DICKERSON 22-08027 207 SW PORT ST. LUCIE BOULEVARD

Code Compliance Officer Michael Dickerson, previously sworn, read the case presentation and staff's recommendation into the record. He presented the photos that were taken of the inspection showing the subject

property and provided an explanation of his investigation findings.

The Deputy City Clerk provided the Oath of Testimony to Neel Patel, who stated that he has been having irrigation problems and has invested to bring the property into compliance. Mr. Patel asked for a 120-day extension to fix the irrigation. Mr. Dickerson asked Mr. Patel if everything would be completed in 120 days, to which he responded in the affirmative. Mr. Dickerson stated the City had no objection to the request.

The Special Magistrate found that the City had proper notice and based on the evidence and testimony, the property remained in violation as cited. He provided a compliance date for June 18, 2025.

13. Certification of Fines Special Requests

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

[2025-124](#)

(Clerk's Note: There were no parties present for this portion of the Agenda.)

14. Modification Requests

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

[2025-166](#)

Evelyn Rojas, Lien Services, Finance, stated that the Modification requests on the agenda, Case Number: 24-31479-BL, Case Number 23-21405-BL, and Case Number 19-25257-BL were heard as a matter of City Policy and were mandated by Florida Statute. She explained that the City Council held liens and were considered assets of the City. Ms. Rojas indicated that per the City Ordinance, the Special Magistrate had the authority to modify the liens. The Special Magistrate stated he would grant the modification and sign the appropriate modification order.

(Clerk's Note: Item 8 was heard after this item.)

15. 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. The Special Magistrate indicated he found proper notice.

16. Introduction of Cases Without Parties Present

The cases without parties present:

Code Violations:

24-14701 938 SW Durham Ter.
24-13983 3020 SW Longleaf Ct.

Vacant Lot Violations:

24-19836 726 NW Bayshore Blvd.
25-00026 1208 SW Patricia Ave.

Certification of Fines:

24-16289 2457 SW Hinchman St.
24-16424 126 SW Tulip Blvd.

The Special Magistrate indicated he would sign the appropriate orders for the above cases.

17. Public to be Heard

There were no comments from the public.

18. Adjourn

There being no further business, the meeting was adjourned at 9:50 a.m.

Daisy Ruiz, Deputy City Clerk

City of Port St. Lucie

Special Magistrate Hearing

Meeting Minutes

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

Wednesday, February 19, 2025

9:00 AM

City Hall, Council Chambers

Addition of Items 12A and 13A

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 Esq. on February 19, 2025, at 9:04 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Keith Davis Esq., Special Magistrate
Sara Brown, Project Coordinator
Miguel Mendoza, Code Compliance Specialist
Greg Bender, Code Compliance Specialist
Nicolette Capp, Code Compliance Specialist
Evelyn Rojas, Lien Services Specialist
Richard Shiller, Deputy City Attorney
Jasmin De Freese, 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 the Code Specialists.

4. Approval of Minutes

There was nothing to be heard under this item.

5. Late Abatements and/or Postponements

Project Coordinator Sara Brown indicated that case 24-17316 was postponed.

6. Approval of Agenda

The Special Magistrate approved the agenda, as published.

7. Introduction of Cases

8. Code Violations

- 8.a** Hear Code Violations Cases and Approve the Staff Recommendation [2025-152](#)

18. MENDOZA / CASE NO. 24-17905 / 671 SW EWING AVE

Code Compliance Specialist Mendoza read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Respondent Vince Sanders, who stated that there was an issue with the culvert and that they were trying to clear it up. He explained that the contractor was backed up by about 2 months, but a permit would be applied for this week.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by April 30, 2025. (Clerk's Note: There were no Orders entered for daily fines at this time.)

9. Code Violations Special Requests

- 9.a** Hear Code Violations Special Requests Cases and Approve the Staff Recommendation [2025-153](#)

21. BENDER / CASE NO. 24-18838 / 502 NW GOLDCOAST AVE

Code Compliance Specialist Bender read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation of the remaining cited Code Sections and ordered a compliance deadline by February 26, 2025. If not in compliance by February 26, 2025, the Special Magistrate authorized the City to enter the property, pursuant to Section 162.08(5), F.S., to bring the property into compliance. He noted that fines would be addressed at the Certification of Fine Hearing if one was needed and requested by the City.

10. Certification of Fines

- 10.a** Hear Certification of Fines Cases and Approve the Staff Recommendation [2025-154](#)

24. MENDOZA / CASE NO. 23-05483 / 652 SW DWIGHT AVE

(Clerk's Note: The Respondent's Attorney appeared via Zoom.)

Code Compliance Specialist Mendoza read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.

Attorney T.R. Fuller stated that the selling of the property was not able to be completed and there was an individual listed as an heir, but the genealogy report was challenged and an investigation needed to occur, which determined that they were not an heir, so another individual needed to be put in their place. She stated that before they could resume selling the home, there needed to be a determination of the heir, and that they would be seeking an emergency order with respect to transferring the property.

The Special Magistrate found that based on the testimony and evidence, the property remains in violation. He certified the fine and ordered a fine in the amount of \$100/day and \$411 in administrative costs.

23. CAPP / CASE NO. 24-07721 / 2681 SW CADET CIR

Code Compliance Specialist Capp read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. She noted that the case was set for County Court next year on February 2, 2026.

The Deputy City Clerk swore in Respondent Dener Loudior, who informed that he wanted to do a new roof, but the company did not come to do it and that there was an inspection done on January 17th. He requested an extension to see if the company will complete the roof. The Special Magistrate inquired if anything would happen to the property before the court date next year, to which Mr. Loudior replied that he did not know.

The Special Magistrate found that based on the testimony and evidence, the property remains in violation. He certified the fine and ordered a fine in the amount of \$25/day and \$411 in administrative costs.

11. Certification of Fines Special Requests

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

[2025-155](#)

There was nothing to be heard under this item.

12. Modification Requests

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

[2025-203](#)

Evelyn Rojas, Lien Services Department, stated that these modifications are requested by the applicant. They are heard as a matter of City policy and are not mandated by Florida Statute. City Council holds these liens, and they are considered to be assets of the City. Per City ordinance, the Special Magistrate has authority to modify these liens, agenda items 1 through 11.

13. Vacate Requests

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

[2025-204](#)

Evelyn Rojas, Lien Services Department, stated that the vacate requests on today's agenda, item 12 through 14, have come from citizens or City staff, have been found by the City to be invalid, and require Special Magistrate signature.

14. How Parties are Notified

Project Coordinator Sara Brown read the following into the record: 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. The Project Coordinator requested that the Clerk enter the cases into the record and asked the Special Magistrate if he had any questions about any cases with no parties present, to which he responded in the negative.

15. Introduction of Cases Without Parties Present

The following cases without parties present were read into the record by the Project Coordinator:

24-18594 991 SW Bayshore Blvd
24-18894 701 NW Grenada St

24-14905 761 SE Albatross Ave
24-19068 1162 SW Airoso Blvd
24-17316 2401 SE University Ter
24-15328 797 SW Dorchester St
24-16172 1001 SW Curtis St
24-07346 1525 SE Faculty Ct

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 9:31 a.m.

Jasmin De Freese, Deputy City Clerk



Agenda Summary
2025-314

Agenda Date: 4/9/2025

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 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.

Solid Waste Certification of Fines

#	Solid Waste Officer	Case No.	Respondent(s)	Respondent Address
	Emmert	25-00050	Bjorn Ulfarsson	2811 SW Sun Court
	Matute	25-00292	Chris O'Neill & David O'Neill	544 SE Maple Terrace

Solid Waste Certification of Fines

#	Solid Waste Officer	Case No.	Respondent(s)	Respondent Address
1	Matute	25-00292	Chris O'Neill & David O'Neill	544 SE Maple Terrace



Agenda Summary
2025-315

Agenda Date: 4/9/2025

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
	Diaz	24-19581	Portbob LLC	1830 SW Fountainview Blvd
	Diaz	24-19583	McDonalds Corp	1750 SW St Lucie West Blvd
	Diaz	24-19584	PSL1 LLC	1718 SW St Lucie West Blvd
	Diaz	24-19585	White Family Ltd Partnership	1680 SW St Lucie West Blvd
	Diaz	24-19588	White Family Ltd Partnership	1002 SW St Lucie West Blvd
	Diaz	24-19589	Lowe`s Home Center INC	701 SW St Lucie West Blvd
	Diaz	24-19592	Home Depot USA Inc	700 SW St Lucie West Blvd
	Diaz	24-19716	RREMC BUILDINGS LLC	230 NW Peacock Blvd
	Dickerson	24-14094	SE HILLMOOR LLC	1900 SE Hillmoor Dr
	Dickerson	24-19029	Real Sub LLC	1091 SE Port St Lucie Blvd
	Dickerson	24-19318	Oak Street Investment Grade Net Lease Fund Series 2021-2 LLC	1025 SE Port St Lucie Blvd
	Dickerson	24-19319	Express Care Real Estate LLC	2001 SE Port St Lucie Blvd
	Dickerson	24-19320	HURD PORT ST LUCIE-US1 LLC	9200 S Us Highway 1
	Dickerson	24-19381	Tigerfish Real Estate LLC	1090 SE Port St Lucie Blvd
	Dickerson	24-19389	Ce-Bett Properties LLC	270 SW Port St Lucie Blvd
	Dickerson	24-19390	PSL Sunshine Properties LLC	220 SW Port St Lucie Blvd
	Dickerson	24-19394	Racetrac Petroleum Inc c/o Silver Oak Advisors	221 SW Port St Lucie Blvd
	Dickerson	24-19402	PSL Medical Complex LLC	10377 S US Highway 1
	Dickerson	24-19565	JJF&T HOLDINGS LLC	2714 SW Campana St
	Dickerson	24-19589	Lowe`s Home Center INC c/o Tax Department	701 SW St Lucie West Blvd
	Dickerson	24-19734	State Of Florida Department of Transportation	2198 SW Gatlin Blvd

Dickerson	24-19738	Valley Stream Group LLC c/o National Tax Search LLC	1309 SW Gatlin Blvd
Dickerson	24-19750	St Lucie Enterprises LLC	1924 SW Gatlin Blvd
Dickerson	24-19751	Racetrac Petroleum Inc c/o Silver Oak Advisors	2031 SW Gatlin Blvd
Dickerson	25-02483	Penn-Florida Club Prop I LLC	0 SE Pine Valley St
Herzog	24-14714	Manoucheka Evariste & Micius Mura	1988 SW Monterrey Ln
Herzog	24-16140	Crystal N Smith	2125 SW Cameo Blvd
Herzog	25-00613	Ernest Bryant & Kathryn Bryant (EST)	214 SW Cherryhill Rd
Herzog	25-01201	Bashir M Alayyan & Fatima Alayyan	273 SW Moselle Ave
Herzog	25-01204	Christopher Cabrera & Mickelle Cabrera	2417 SW Hinchman St
Herzog	25-01205	Mary Innocent & Wichzert Ulysse	2493 SW Hinchman St
Herzog	25-01212	Jose Luis Medrano Hernandez & Teresa Ramirez	2489 SW Warwick St
Herzog	25-01219	Henry Fong (LF EST)	710 SE Essex Dr
Huckstable	24-18069	Curtis Gardner & Christie Gardner	742 SE Academy Ln
Laird	24-17274	491 SW PSL Real Estate, LLC	491 SW Port St Lucie Blvd
Laird	24-19768	Harbor Federal Savings Bank c/o National Tax Search LLC	10620 SW Village Pkwy
Laird	24-19769	10604 SW Village Parkway LLC	10604 SW Village Pkwy
Williams	24-19388	Port S Lucie LLC	10400 S US HIGHWAY 1
Williams	24-19970	Juan F Calderon Gutierrez & Ernestina Samaniego Marquez	273 SW Glenwood DR

Code Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
3	Diaz	24-19583	McDonalds Corp	1750 SW St Lucie West Blvd
4	Diaz	24-19584	PSL1 LLC	1718 SW St Lucie West Blvd
5	Diaz	24-19716	RREMC BUILDINGS LLC	230 NW Peacock Blvd
6	Dickerson	24-19029	Real Sub LLC	1091 SE Port St Lucie Blvd
7	Dickerson	24-19319	Express Care Real Estate LLC	2001 SE Port St Lucie Blvd
8	Dickerson	24-19381	Tigerfish Real Estate LLC	1090 SE Port St Lucie Blvd
9	Dickerson	24-19390	PSL Sunshine Properties LLC	220 SW Port St Lucie Blvd
10	Dickerson	24-19394	Racetrac Petroleum Inc c/o Silver Oak Advisors	221 SW Port St Lucie Blvd
11	Dickerson	24-19565	JJF&T HOLDINGS LLC	2714 SW Campana St
12	Dickerson	24-19734	State Of Florida Department of Transportation	2198 SW Gatlin Blvd
13	Dickerson	24-19750	St Lucie Enterprises LLC	1924 SW Gatlin Blvd
14	Dickerson	24-19751	Racetrac Petroleum Inc c/o Silver Oak Advisors	2031 SW Gatlin Blvd
15	Dickerson	25-02483	Penn-Florida Club Prop I LLC	0 SE Pine Valley St (Parcel ID:4413-700-0050-000-4)
16	Herzog	25-01201	Bashir M Alayyan & Fatima Alayyan	273 SW Moselle Ave
17	Huckstable	24-18069	Curtis Gardner & Christie Gardner	742 SE Academy Ln
18	Laird	24-17274	491 SW PSL Real Estate, LLC	491 SW Port St Lucie Blvd
19	Williams	24-19388	Port S Lucie LLC	10400 S US HIGHWAY 1



Agenda Summary
2025-316

Agenda Date: 4/9/2025

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	25-05087	HCA	1800 SE Tiffany Ave
	Herzog	25-00153	FKH SFR Propco B-Hld LP	1829 SW California Blvd
	Herzog	25-04865	Leonie Estima (TR)	2024 SW Monterrey Ln

Code Violations Special Requests

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



Agenda Summary
2025-317

Agenda Date: 4/9/2025

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	25-01554	Jean Dagher	373 SW Film Ave
	Huckstable	25-02103	Leonardo Bonacasa (TR) & Giovanna Bonacasa (TR)	721 SE Celtic Ave

Vacant Lot Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
20	Huckstable	25-01554	Jean Dagher	373 SW Film Ave



Agenda Summary
2025-318

Agenda Date: 4/9/2025

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	24-15979	Stephen Swanson (EST) & Judith Swanson (EST)	1866 SW Davis St
	Dickerson	24-15245	Jeanine W Willoughby	2049 SW Hayworth Ave
	Herzog	23-14514	Carrie H Boland	2993 SE Pruitt Rd
	Herzog	24-12852	Brenda Rice	1841 SE Elkhart Ter
	Herzog	24-14206	Kirk Taylor	5350 NW Milner Dr
	Herzog	24-15855	Nicholas Vivirito	1782 SE Elkhart Ter
	Herzog	24-16575	Anthony B Robinson	2098 SE Park Wood Cir
	Herzog	24-16842	Barbara Erben (EST)	1932 SE Gibbs Ave
	Herzog	24-17786	Susan Tower (EST)	2092 SE Parkwood Cir
	Herzog	24-17872	Sharon O Waldron	6869 NW Dragon St
	Williams	24-01516	Domonick Mcdonald	2450 SW Lafayette St
	Williams	24-15230	Denison Limited Prtnshp c/o BOC Property Tax	9526 S Us Highway 1

Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
21	Diaz	24-15979	Stephen Swanson (EST) & Judith Swanson (EST)	1866 SW Davis St
22	Dickerson	24-15245	Jeanine W Willoughby	2049 SW Hayworth Ave
23	Herzog	24-12852	Brenda Rice	1841 SE Elkhart Ter
24	Herzog	24-14206	Kirk Taylor	5350 NW Milner Dr
25	Herzog	24-15855	Nicholas Vivirito	1782 SE Elkhart Ter
26	Herzog	24-16575	Anthony B Robinson	2098 SE Park Wood Cir
27	Herzog	24-16842	Barbara Erben (EST)	1932 SE Gibbs Ave
28	Herzog	24-17786	Susan Tower (EST)	2092 SE Parkwood Cir
29	Williams	24-01516	Domonick Mcdonald	2450 SW Lafayette St
30	Williams	24-15230	Denison Limited Prtnshp c/o BOC Property Tax	9526 S Us Highway 1



Agenda Summary
2025-319

Agenda Date: 4/9/2025

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	24-15814	Monica P Samuel	1843 SE Vesthaven Ct

Certification of Fines Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
31	Herzog	24-15814	Monica P Samuel	1843 SE Vesthaven Ct
32	Herzog	24-17872	Sharon O Waldron	6869 NW Dragon St



Agenda Summary
2025-320

Agenda Date: 4/9/2025

Agenda Item No.: 14.a

Placement: New Business

Action Requested: Motion / Vote

Hear Vacant Lot 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.

Vacant Lot Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Huckstable	24-15090	Natasha Sethi	1161 SW London Ln
	Huckstable	24-17827	Jose Meza & Carmen M Meza	2125 SE Trillo St
	Huckstable	24-17954	Holiday Builders, Inc.	5224 NW Mulga Ct

Next Magistrate Hearing – April 16, 2025 SM Davis

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

Vacant Lot Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
33	Huckstable	24-15090	Natasha Sethi	1161 SW London Ln
34	Huckstable	24-17827	Jose Meza & Carmen M Meza	2125 SE Trillo St
35	Huckstable	24-17954	Holiday Builders, Inc.	5224 NW Mulga Ct

Next Magistrate Hearing – April 16, 2025 SM Davis

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



Agenda Summary
2025-370

Agenda Date: 4/9/2025

Agenda Item No.: 15.a

Placement: New Business

Action Requested: Motion / Vote

Hear Modifications 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	24-13435	Merle J Torres	3250 SW Ronlea Ct

Modification Requests

#	Specialist	Case No.	Respondent(s)	Respondent Address
2	Rojas	24-13435	Merle J Torres	3250 SW Ronlea Ct