

City of Port St. Lucie

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



Meeting Agenda

Wednesday, March 4, 2026

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 [2026-214](#)
 9. **Code Violations Special Requests**
 - 9.a Hear Code Violations Special Requests Cases and Approve the Staff Recommendation [2026-215](#)
 10. **Certification of Fines**
 - 10.a Hear Certification of Fines Cases and Approve the Staff Recommendation [2026-216](#)
 11. **Certification of Fines Special Requests**
 - 11.a Hear Certification of Fines Special Requests Cases and Approve the Staff Recommendation [2026-217](#)
 12. **How Parties are Notified**
 13. **Introduction of Cases Without Parties Present**
 14. **Public to be Heard**
 15. **Adjourn**
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NOTICE: Anyone who requires a translator, auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a City of Port St. Lucie program, service, or activity, should contact the office of Natalie Cabrera, Human Resources Department, City of Port St. Lucie, City Hall Bldg. A, 121 S.W. Port St. Lucie Boulevard, Port St. Lucie, Florida 34984-5099, as soon as possible but no later than 48 hours before the scheduled event.

Notice: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, if a person decides to appeal any decision made by the City Council, board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)



Agenda Summary
2026-214

Agenda Date: 3/4/2026

Agenda Item No.: 8.a

Placement: New Business

Action Requested: Motion / Vote

Hear Code Violations Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Project Coordinator, NSD.

Strategic Plan Link: The City's Goal of safe, clean, and beautiful.

Presentation Information: For cases where a party is present, the Code Compliance Officer will present their case findings and then an opportunity for the party present to testify will be given.

Staff Recommendation: Move that the Council Find that the properties are in violation of the City Code and approve the compliance date as requested.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Find that the properties are in violation of the City Code and approve the compliance date as requested.
2. Move that the Council not certify or approve the presented case and provide staff direction.

Background: The Special Magistrate is an attorney and member of the Florida Bar who is appointed by the City Council to preside over code enforcement matters. The Special Magistrate has the jurisdiction and authority to hear and decide alleged violations and exercise the powers of a Code Enforcement Board as provided in chapter 162, Florida Statutes.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Code Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	25-14538	Christopher M Carlson	5523 NW North Crisona CIR
	Bender	25-18083	Carolyn W Thomas	571 SW Romora BAY
	Capp	25-18180	Tandebie Triciana Tamica Frater, Gregory Hudson & Saffan Wisam Eldilemi	1205 SW Herald RD
	Capp	25-18204	Annita Marquez	2921 SW Romano RD
	Capp	25-18264	Sandra M Stanberry	2931 SW Rosser BLVD
	Cerami	25-18771	Habib Pirani & Shaheen Pirani	2057 SW Pruitt ST
	Miller	25-17902	Rene M Machado & Katherine Mirabal	3402 SW Haines ST
	Miller	25-18115	SRP SUB LLC c/o Ryan LLC	1032 SW Firestone AVE
	Miller	25-18119	Danielle Elise Caban & Felix Jose Caban	1014 SW Firestone AVE

Code Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	26-00258	Benjamin Leahy (EST)	1078 SW Sultan DR
	Miller	25-17902	Rene M Machado & Katherine Mirabal	3402 SW Haines ST
	Wise	26-02537	Steve C Risley & Dayana N Chamorro	2490 SE Drayton RD



Agenda Summary
2026-215

Agenda Date: 3/4/2026

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.

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Code Violations Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	25-00258	Benjamin Leahy (EST)	1078 SW Sultan DR
	Bender	26-00072	Aliyah Chankasingh & Lyndon Chankasingh : Natasha Ali	2601 SW Cameo BLVD
	Bender	26-00091	Fred Quadrato & Brad LaPorte	1032 SW Colorado AVE
	Bender	26-00563	Jacky Dorema & Gerone Dorema	6477 NW Groveland TER
	Bender	26-00566	Bruce Wagenstein	6479 NW Groveland TERR
	Capp	25-18645	Edward Gonzalez & Natalie Francesca Martinez	1692 SW Alvaton AVE
	Miller	25-18417	Patricia Ray & Gary A Ray	836 SW McComb AVE
	Miller	26-00457	Kedeen Tashanie McCarthy	1038 SW Liberty AVE
	Miller	26-00624	Justin Stephen O'Donnell & Marielena O'Donnell	3709 SW Haines ST

Code Violations Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	25-18083	Carolyn W Thomas	571 SW Romora BAY
	Capp	25-18645	Edward Gonzalez & Natalie Francesca Martinez	1692 SW Alvaton AVE
	Miller	25-18417	Patricia Ray & Gary A Ray	836 SW McComb AVE



Agenda Summary
2026-216

Agenda Date: 3/4/2026

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.

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Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Capp	25-16174	Joan B Scott	991 SW Versailles Ave
	Cerami	25-05521	Suzanne M McHale	3113 SW Hambrick St
	Cerami	25-06628	Michelle Vanartsdalen	2571 SW Fairgreen RD
	Kashatus	25-11042	Sandi Granat & Hillary Keltz	444 SW Crawfish DR
	Kashatus	25-15556	Pauline Sookdeo (LF EST)	280 SW Undallo RD

Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Cerami	25-05521	Suzanne M McHale	3113 SW Hambrick St



Agenda Summary
2026-217

Agenda Date: 3/4/2026

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.

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Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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Certification of Fines Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	25-13785	Sharon Fegan	721 SW General Patton TER
	Bender	25-13992	Valery Ball	317 NW Granadeer ST
	Kashatus	25-14692	Sandi Granat & Hillary Keltz	436 SW Crawfish DR
	Miller	25-15802	James Hackett	3982 SW Kabane ST

Next Magistrate Hearing – March 11, 2026 SM Davis

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

Certification of Fines Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	25-13785	Sharon Fegan	721 SW General Patton TER
	Bender	25-13992	Valery Ball	317 NW Granadeer ST
	Capp	25-16174	Joan B Scott	991 SW Versailles Ave
	Kashatus	25-11042	Sandi Granat & Hillary Keltz	444 SW Crawfish DR
	Kashatus	25-14692	Sandi Granat & Hillary Keltz	436 SW Crawfish DR
	Kashatus	25-15556	Pauline Sookdeo (LF EST)	280 SW Undallo RD *Attending via Zoom*
	Miller	25-15802	James Hackett	3982 SW Kabane ST

Next Magistrate Hearing – March 11, 2026 SM Davis

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