

City of Port St. Lucie

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



Meeting Agenda

Wednesday, May 8, 2024

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. **Solid Waste Certification of Fines Cases**
 - 8.a Hear Solid Waste Certification of Fines Cases and Approve the Staff Recommendation [2024-435](#)
9. **Code Violations Cases**
 - 9.a Hear Code Violations Cases and Approve the Staff Recommendation [2024-436](#)
10. **Code Violations Special Requests Cases**
 - 10.a Hear Code Violations Special Requests Cases and Approve the Staff Recommendation [2024-437](#)
11. **Vacant Lot Violations Cases**
 - 11.a Hear Vacant Lot Violations Cases and Approve the Staff Recommendation [2024-438](#)
12. **Certification of Fines Cases**
 - 12.a Hear Certification of Fines Cases and Approve the Staff Recommendation [2024-439](#)
13. **Certification of Fines Special Requests Cases**
 - 13.a Hear Certification of Fines Special Requests Cases and Approve the Staff Recommendation [2024-440](#)

14. Vacant Lot Certification of Fines Cases

- 14.a** Hear Vacant Lot Certification of Fines Cases and Approve the Staff Recommendation

[2024-441](#)

15. How Parties are Notified**16. Introduction of Cases Without Parties Present****17. Public to be Heard****18. 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

2024-435

Agenda Date: 5/8/2024

Agenda Item No.: 8.a

Placement: New Business

Action Requested: Motion / Vote

Hear Solid Waste Certification of Fines Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Project Coordinator, NSD.

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

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

Staff Recommendation: Move that the Council Certify the civil penalty and disposal fee for the property.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Certify the civil penalty and disposal fee for the property.
2. Move that the Council not certify or approve the presented case and provide staff direction.

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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

Solid Waste Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Barnes	24-01891	Michael & Alejandra Howard	2361 SE Gowin Dr
	Cerami	24-02109	Patrick & Jaime Fitzpatrick	4537 SW Rachel St
	Kashatus	24-01785	Robert & Suzanne Winslow	925 SE Bywood Ave
	Mendoza	24-01277	Patrick Donovan Lawrence	1001 SW Curtis St
	Mendoza	24-02320	Hugo Gonzales	1898 SW Macarthur Ave
	Pierre	24-01645	Arvel A Morris	522 SE Nome Dr
	Pierre	24-01737	Charlene Salerno	477 SW Balfour Ave
	Williams	24-01561	Curtis & Christie Gardner	742 SE Academy Ln

Solid Waste Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
1	Cerami	24-02109	Patrick & Jaime Fitzpatrick	4537 SW Rachel St
2	Mendoza	24-01277	Patrick Donovan Lawrence	1001 SW Curtis St
3	Mendoza	24-02320	Hugo Gonzales	1898 SW Macarthur Ave
4	Pierre	24-01645	Arvel A Morris	522 SE Nome Dr
5	Williams	24-01561	Curtis & Christie Gardner	742 SE Academy Ln



Agenda Summary

2024-436

Agenda Date: 5/8/2024

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
	Dickerson	24-01576	Bapeck KB LLC	1962 SE Port St Lucie Blvd
	Dickerson	24-03436	D J M Enterprises Inc	750 NW Enterprise Dr
	Dickerson	24-03548	James A Freese	2732 SW Casella St
	Dickerson	24-03789	Gateway Condominium Association of St Lucie Inc	0 TBD
	Dickerson	24-04569	Antema Corporation	1401 SE Huffman Rd
	Dickerson	24-05045	Capital Group MDI LLC	10921 S South Highway 1
	Laird	24-02436	Walter Karpinia	900 SW BAYSHORE BLVD
	Laird	24-02850	Olama Corporation	651 NW St Lucie West Blvd
	Owens	24-00631	Express Care Real Estate LLC	2001 SE PORT ST LUCIE BLVD
	Owens	24-00990	Port S Lucie LLC	10400 S US Highway 1
	Owens	24-01989	10 CW Properties LP	280 SW PORT ST LUCIE BLVD
	Owens	24-02425	J Baron 1031 Investments LLC	10330 S. US Highway 1
	Owens	24-03032	Ce-Bett Properties LLC	270 SW Port St Lucie Blvd
	Owens	24-03375	Sandra L Bryla (TR)	475 SW Thornhill Dr
	Owens	24-03386	Sandra L Bryla (TR)	1974 SW BILTMORE ST
	Owens	24-03903	Voltair Warehouse Condominium Association Inc	0 TBD
	Owens	24-03921	Sandra L Bryla (TR)	1910 SW BILTMORE ST
	Owens	24-05029	QSR 30 Land II LLC	190 SW Port St. Lucie Blvd.
	Williams	24-02891	Clifton R Singh & Evelyn A White	2657 SW ANN ARBOR RD
	Williams	24-03029	Enaide M Young & Exor M Basan	938 SW Durham Ter
	Williams	24-03629	Broderick Street Homes LLC	2669 SW Ann Arbor Rd
	Williams	24-03698	Jessica Yarbrough & James Sadley	442 SW TULIP BLVD
	Williams	24-03713	Gerardo Caicedo & Ana J Catacoli	409 SW KENTWOOD RD
	Williams	24-04097	AMH 2014-1 Borrower LLC	932 SW GWENDOLEN TER

	Williams	24-04105	Brian Joseph Flieth & Malissa A Flieth	1774 SW Beeker
	Williams	24-04291	Lawrence Valicenti	2450 SE STONECROP ST
	Williams	24-04438	Roman Cardenas	680 SW Post Ter
	Williams	24-04545	La Spezia Investments LLC	642 SW Hillsboro Cir
	Williams	24-04637	Marilyn J Richardson	202 SW Cherry Hill Rd
	Williams	24-05062	Holiday Builders I Holiday Builders Inc	1950 SW Casinet Ln

Code Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
6	Dickerson	24-01576	Bapeck KB LLC	1962 SE Port St Lucie Blvd
7	Dickerson	24-03436	D J M Enterprises Inc	750 NW Enterprise Dr
8	Dickerson	24-03548	James A Freese	2732 SW Casella St
9	Dickerson	24-04569	Antema Corporation	1401 SE Huffman Rd
10	Dickerson	24-05045	Capital Group MDI LLC	10921 S South Highway 1
11	Laird	24-02436	Walter Karpinia	900 SW Bayshore Blvd
12	Laird	24-02850	Olama Corporation	651 NW St Lucie West Blvd
13	Owens	24-00990	Port S Lucie LLC	10400 S US Highway 1
14	Owens	24-01989	10 CW Properties LP	280 SW Port St Lucie Blvd
15	Owens	24-02425	J Baron 1031 Investments LLC	10330 S. US Highway 1
16	Owens	24-03032	Ce-Bett Properties LLC	270 SW Port St Lucie Blvd
17	Williams	24-03029	Enaide M Young & Exor M Basan	938 SW Durham Ter
18	Williams	24-04291	Lawrence Valicenti	2450 Se Stonecrop St
19	Williams	24-04637	Marilyn J Richardson	202 SW Cherry Hill Rd



Agenda Summary

2024-437

Agenda Date: 5/8/2024

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
	Knaggs	24-04086	Paul R Champion (EST)	118 SW Lancaster Ave

Code Violations Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
20	Knaggs	24-04086	Paul R Champion (EST)	118 SW Lancaster Ave



Agenda Summary

2024-438

Agenda Date: 5/8/2024

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	24-03107	Maria Torres	331 SW Elderberry Dr
	Huckstable	24-03312	Saul Esquivel	5363 NW Alam Cir
	Huckstable	24-03613	Maximo R Fernandez & Juana E Fernandez	1314 SW Hebner Ave
	Huckstable	24-04495	Jensen MHP LLC	913 SW South Globe Ave
	Huckstable	24-04671	Meera Venkatachalam & A R Venkatachalam	2769 SE South Blackwell Dr
	Huckstable	24-05016	Jose D Saramagu & Roseann Saramagu	5097 NW Rugby Dr
	Huckstable	24-05017	C Cecilia Varon	2317 SW Bayshore Blvd
	Huckstable	24-05081	Francis J Martin	464 SE Jupiter Ter
	Huckstable	24-05266	Lebert Campbell & Carol Campbell	107 SW Sebring Cir

Vacant Lot Violations

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



Agenda Summary

2024-439

Agenda Date: 5/8/2024

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
	Dickerson	21-04133	Circle K Stores Inc	400 SE Port St Lucie Blvd
	Dickerson	23-16619	Real Sub LLC	5473 NW St James Dr
	Knaggs	23-17168	Kirk Taylor	5350 NW Milner Dr
	Knaggs	23-15125	Jasa Florida Holdings LLC	965 NW Bayshore Blvd
	Laird	23-15603	St Lucie Enterprises LLC	1924 SW Gatlin Blvd
	Laird	23-17470	McDonalds Corp	1080 SE Port St Lucie Blvd
	Laird	23-18660	Angelfish Real Estate LLC	119 SW CASHMERE BLVD
	Owens	24-00636	Branch Banking and Trust Property Tax Compliance	10585 S US Highway 1
	Williams	23-15178	Wolfgang Pingel & Alice Pingel	1722 SW Glade St
	Williams	23-18987	John Willcoxson	2457 SW Hinchman St

Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
21	Dickerson	23-16619	Real Sub LLC	5473 NW St James Dr
22	Knaggs	23-17168	Kirk Taylor	5350 NW Milner Dr
23	Laird	23-15603	St Lucie Enterprises LLC	1924 SW Gatlin Blvd
24	Laird	23-18660	Angelfish Real Estate LLC	119 SW Cashmere Blvd
25	Owens	24-00636	Branch Banking and Trust Property Tax Compliance	10585 S US Highway 1
26	Williams	23-15178	Wolfgang Pingel & Alice Pingel	1722 SW Glade St
27	Williams	23-18987	John Willcoxson	2457 SW Hinchman St



Agenda Summary

2024-440

Agenda Date: 5/8/2024

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
	Knaggs	23-14941	Joan T Bischoff Hanna	755 SE Albatross Ave
	Knaggs	23-16431	Eugene Zonta & Sandra D Zonta	1752 SW Lexington Dr

Certification of Fines Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
28	Knaggs	23-14941	Joan T Bischoff Hanna	755 SE Albatross Ave
29	Knaggs	23-16431	Eugene Zonta & Sandra D Zonta	1752 SW Lexington Dr



Agenda Summary

2024-441

Agenda Date: 5/8/2024

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
	Dickerson	23-15175	Shaukat Ali Rokadia	2465 SW SUMMIT ST
	Huckstable	23-14753	Daniel A Dozack	1170 SW DEL RIO BLVD
	Huckstable	23-14955	Melinda C Simpson	562 NW SELVITZ RD
	Huckstable	23-15353	Kay L Saxton	2031 SW CRANBERRY ST
	Huckstable	23-15391	Jorge Luna & Leticia Luna	1465 SW ABINGDON AVE

Next Magistrate Hearing – May 15th, 2024 SM Keith 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
30	Dickerson	23-15175	Shaukat Ali Rokadia	2465 SW Summit St
31	Huckstable	23-14753	Daniel A Dozack	1170 SW Del Rio Blvd
32	Huckstable	23-14955	Melinda C Simpson	562 NW Selvitz Rd
33	Huckstable	23-15353	Kay L Saxton	2031 SW Cranberry St
34	Huckstable	23-15391	Jorge Luna & Leticia Luna	1465 SW Abingdon Ave

Next Magistrate Hearing – May 15th, 2024 SM Keith Davis

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