

City of Port St. Lucie

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



Meeting Agenda

Wednesday, April 3, 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**
 - 4.a Hear Approval of Minutes Cases 2/7/2024 and Approve the Staff Recommendation [2024-314](#)
5. **Late Abatements and/or Postponements**
6. **Approval of Agenda**
7. **Introduction of Cases**
8. **Code Violation Cases**
 - 8.a Hear Code Violations Cases and Approve the Staff Recommendation [2024-315](#)
9. **Certification of Fines Cases**
 - 9.a Hear Certification of Fines Cases and Approve the Staff Recommendation [2024-317](#)
10. **Code Violations Special Requests**
 - 10.a Hear Code Violations Special Requests Cases and Approve the Staff Recommendation [2024-325](#)
11. **How Parties are Notified**
12. **Introduction of Cases Without Parties Present**
13. **Public to be Heard**
14. **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

2024-314

Agenda Date: 4/3/2024

Agenda Item No.: 4.a

Placement: Approval of Minutes

Action Requested: Motion / Vote

Hear Approval of Minutes Cases 2/7/2024 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

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

Wednesday, February 7, 2024

9:00 AM

City Hall, Council Chambers

Addition of Items 11A and 12A

1. Meeting Called to Order

A Special Magistrate Hearing of the City of Port St. Lucie was called to order by Special Magistrate Claudette Pelletier at 9:02 AM on February 7, 2024, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Claudette Pelletier, Special Magistrate
Aaron Biehl, Code Compliance Supervisor
Wesley Armstrong, Code Compliance Manager
Jason McElveen, Code Compliance Supervisor
Charles Cerami, Code Compliance Specialist
Roque Gomez, Code Compliance Specialist
Tyler Herzog, Code Compliance Specialist
Brandon Miller, Code Compliance Specialist
Sara Brown, Administrative Assistant
Spencer Scott, Deputy City Attorney
Evelyn Rojas, Accounting Clerk/Lien Specialist, Translator
Camille Wallace, Deputy Director, NSD
Traci Mehl, Deputy City Clerk

2. Pledge of Allegiance

Special Magistrate Pelletier 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 City staff.

4. Approval of Minutes

- 4.a** Hear Approval of Minutes Cases 7/6/2023, 12/6/2023 and
Approve the Staff Recommendation

[2024-113](#)

Special Magistrate Pelletier approved the Special Magistrate Hearing minutes of July 26, 2023, and December 6, 2023, as submitted.

5. Late Abatements and/or Postponements

Sara Brown, Project Coordinator, indicated Cases #23-18020 and #23-17698 were abated, and Case #23-15363 was postponed.

6. Approval of Agenda

Special Magistrate Pelletier approved the agenda as amended.

7. Introduction of Cases

8. Code Violation Cases

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

[2024-114](#)

#7. MILLER / CASE NO. 23-10241 / 6214 NW DIANA CT

Code Compliance Specialist Brandon Miller read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, broken fencing, sections missing from the fence, and property posting - taken at time of the inspections.

The Deputy City Clerk swore in Respondent Jeffrey M. Grear, who explained his father is the homeowner and has dementia. Respondent Grear stated he lives in New Jersey and will be traveling to Florida in February, and requested more time to get the fence repaired.

Code Compliance Specialist Miller indicated the City did not object to giving the Respondent an extension of 60 days, as the fence will require a permit. Respondent Grear was advised to call the Building Department regarding the permit. Special Magistrate Pelletier allowed 60 days for the Respondent to come into compliance.

#1. CERAMI / CASE NO. 23-17267 / 4202 SW SAVONA BLVD

Code Compliance Specialist Charles Cerami read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, missing panels and slats from the fence, and property posting - taken at the time of the inspections.

The Deputy City Clerk swore in Respondent Soline Clairvoyant, who explained she was not aware of the situation until she received the certified letter. Respondent Clairvoyant asked for an extension of 90 days to repair the fence.

Code Compliance Specialist Cerami stated the City did not object to an extension. Special Magistrate Pelletier allowed 90 days from today for the Respondent to come into compliance.

#5. GOMEZ / CASE NO. 23-17910 / 2981 SW SAVONA BLVD

Code Compliance Specialist Roque Gomez read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, high grass and weeds, open storage, and door hanger notice - taken at the time of the inspections. Code Compliance Specialist Gomez indicated that Staff also recommended enrolling the Respondent into the Christ Fellowship program to assist with any hardships. Code Compliance Specialist Gomez stated the City would approve any extension granted by the Special Magistrate.

The Deputy City Clerk swore in Respondent Michael Procko, who explained most of the open storage has been removed, except for the ladder and box. He explained he works in Vero Beach and then travels to Jensen Beach to visit with his mother who has dementia. Respondent Procko stated he was willing to accept assistance from Christ Fellowship and asked for an extension of 30 days.

Special Magistrate Pelletier allowed 30 days for the Respondent to come into compliance.

#8. MILLER / CASE NO. 23-17350 / 6024 NW FAVIAN AVE

Code Compliance Specialist Brandon Miller read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property and a tarp on the roof of the home - taken at the time of the inspections.

The Deputy City Clerk swore in Respondent Julio Hernandez, who stated Marluh Izaguirree is his wife and they live in Chicago, IL. Respondent Hernandez explained they travel to Florida once a month and a storm damaged the roof a long time ago. He stated they submitted a claim with their insurance who put a tarp on the roof. Respondent Hernandez indicated the process is taking longer than expected, but the tarp has been replaced and the permit has been applied for. He stated 30 days would be enough time, as the roof has been paid for and the materials have been delivered.

Code Compliance Specialist Miller stated the City was not opposed to any extension. Special Magistrate Pelletier allowed 30 days for the Respondent to come into compliance.

9. Code Violation Special Requests Cases

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

[2024-115](#)

#10. CAPP/BIEHL / CASE NO. 23-15333 / 148 NE SAGAMORE TER

On behalf of Code Compliance Specialist Capp, Code Compliance Supervisor Aaron Biehl read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, high grass and weeds, and property posting - taken at the time of the inspections. Code Compliance Supervisor Biehl noted the resident may have passed away.

Special Magistrate Pelletier ordered the Respondent to comply with the provisions of the City of Port St. Lucie Code by 2/14/2024. She stated, if the Respondent is not in compliance by this date, they will be required to pay a fine in the amount of \$25.00/day, not to exceed \$2,500. In addition, the amount of \$411.00 of the City's cost for investigating this matter will also be due. Special Magistrate Pelletier indicated, under section 162.08(5) Florida Statutes, the City is authorized to enter the property to take whatever steps are necessary to bring the property into compliance.

#12. HERZOG / CASE NO. 23-17693 / 1101 SE MENORES AVE

Code Compliance Specialist Tyler Herzog read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, high grass and weeds, and property posting - taken at the time of the inspections.

Special Magistrate Pelletier ordered the Respondent to comply with the provisions of the City of Port St. Lucie Code by 2/14/2024. She stated, if the Respondent is not in compliance by this date, they will be required to pay a fine in the amount of \$25.00/day for each day the violation continues, not to exceed \$2,500. In addition, the amount of \$411.00 of the City's cost for investigating this matter will also be due. Special Magistrate Pelletier indicated, under section 162.08(5) Florida Statutes, the City is authorized to enter the property to take whatever steps are necessary to bring the property into compliance.

10. Certification of Fines Cases

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

[2024-116](#)

There was nothing heard under this item.

11. Modification Requests Cases

11.a Hear Modification Requests Cases and Approve the Staff
Recommendation

[2024-147](#)

(Clerk's Note: This item was heard prior to the Code Violation Cases.)

Evelyn Rojas, Lien Services Department, stated 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, which are considered assets of the City. Per City ordinance, the Special Magistrate has authority to modify these liens. She indicated agenda items #20 through #33 have been agreed upon prior to this hearing and require an order to be signed by the Special Magistrate.

ARMSTRONG / CASE NO. CE-23-12598 / 470 SW TULIP BLVD

Code Compliance Manager Wesley Armstrong presented photos - of the subject property, debris on the vacant lot, pile of debris relocated near a tree, posting of violation hearing, and removal of the debris - taken at the time of the inspections. He explained Staff heard from the applicant on September 27, 2023, when the applicant indicated a dumpster would be placed on the property in two days, but that did not occur. Code Compliance Manager Armstrong stated the applicant did not attend the Violation Hearing on October 4, 2023, or the Certification of Fines hearing on November 8, 2023, when the pile of debris remained. He indicated that upon follow-up inspection on November 29, 2023, the pile was removed and the case was closed. Compliance Manager Armstrong stated, at that time, the property was in violation and incurred \$1,225.00 in fines, along with \$411.00 in hard costs, totaling \$1,636.00. He noted the City has found no hardship in this case.

The Deputy City Clerk swore in Respondent Zamel Abou, owner of Torching Holding and Monna Homes, who stated his company builds hundreds of homes in Port St. Lucie and this is his first time at City Hall for this type of matter. He explained the debris was illegally dumped on his lot, and he was in communication with the Code Compliance Officer when he returned from being out of town.

Ms. Rojas indicated the Respondent has paid an application fee of \$350.00 for the modification and proposed to pay \$100.00 towards the lien. She noted the \$350.00 application fee is nonrefundable and is not applied towards any reduction. Respondent Abou stated he spent \$450.00 for the dumpster, \$350.00 for the application, and offered \$100.00, but will offer another \$100.00 or \$200.00.

Code Compliance Manager Armstrong explained, based on Chapter 37 of the modification process, there is no hardship present and the Respondent had ample time to remove the debris or attend the hearings. Respondent Abou indicated he was out of town and when he returned, he was in communication with the Code Compliance Officer regarding the dumpster. He stated Staff told him this was the appeal process, which is why he is here today.

Deputy City Attorney Scott explained today's hearing is for the Respondent to explain his hardship as to why he cannot pay the full amount due and to propose or offer a different amount. He stated it is up to the Special Magistrate to modify the fine that has been certified.

Respondent Abou indicated that his hardship is that the debris is not his garbage and reiterated the amount of money he has spent to have it removed. Code Compliance Manager Armstrong stated that no hardship has been presented, so the City is asking for the full amount of \$1,636.00. Special Magistrate Pelletier stated the amount stands, to which the Respondent stated it was not fair. Ms. Rojas noted Respondent Abou will have 30, 60, or 90 days to pay the fine amount. Code Compliance Manager Armstrong stated the City was comfortable with the 90-day window for payment, to which the Respondent stated it was not about the money.

12. Vacate Requests Cases

12.a Hear Vacate Requests Cases and Approve the Staff Recommendation

[2024-148](#)

(Clerk's Note: This item was heard prior to the Code Violation Cases.)

Evelyn Rojas, Lien Services Department, stated the vacate requests on today's agenda have come from citizens and City staff. She indicated agenda items #35 and #36 have been found by the City to be invalid and require the Special Magistrate's signature.

At this time, Ms. Rojas, corrected the address for Case No. 23-30696-BL to 1366 SW Bayshore Boulevard.

12. How Parties are Notified

Administrative Assistant Brown read the following into the record: A Notice of Hearing or Notice of 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, the 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 within ten days before the Hearing, posting was completed in the same manner as if the card was returned unclaimed as stated above. Any photos shown at today's hearing are kept and maintained as public records of the City of Port St. Lucie's Neighborhood Services Department.

13. Introduction of Cases Without Parties Present

Administrative Assistant Brown asked that the cases be entered into the record and inquired if the Special Magistrate had any questions regarding the cases where a party is not present. Special Magistrate Pelletier stated she had no questions.

Administrative Assistant Brown read the cases with no party present into the record:

CODE VIOLATIONS:

23-17355 - 4402 SW Daemon St
23-18134 - 2558 SW Chestnut Ln
23-17256 - 2898 SW Dinner St
24-00001 - 365 SW Todd Ave

CERTIFICATION OF FINES:

23-15602 -1817 SW Agnes St
23-14025 - 3310 SW Martin St
23-14191 - 1512 SW Aledo Ln
23-13859 - 314 SE Crosspoint Dr
23-14256 - 374 SW Homeland Rd
23-14624 - 176 SW Parr Dr

MODIFICATION REQUESTS:

18-12901 - 317 SE Dalva Ave
19-09972 - 317 SE Dalva Ave
16-03513 - 510 SE Euclid Ln
17-02106 - 510 SE Euclid Ln
18-03720 - 510 SE Euclid Ln
18-11099 - 510 SE Euclid Ln
19-05258 - 510 SE Euclid Ln
20-01495 - 510 SE Euclid Ln
20-08324 - 510 SE Euclid Ln
21-03529 - 510 SE Euclid Ln
22-00004 - 6115 NW Ginger Ave
22-04236 - 6115 NW Ginger Ave

20-05595 - 6115 NW Ginger Ave

17-09653 - 2286 SE Sesame Ln

VACATE REQUESTS:

23-30696-BL - 1336 SW Bayshore Blvd (correct address is 1366)

23-30720-BL -1472 SE Huffman Rd

14. Public to be Heard

There were no comments from the public to be heard.

15. Adjourn

There being no further business, the hearing was adjourned at 10:03 AM.

Traci Mehl, Deputy City Clerk



Agenda Summary

2024-315

Agenda Date: 4/3/2024

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	24-01226	Robertin Nortelus & Louise Nortelus	3622 Sw Dellamano St
	Cerami	24-02104	Andrew Pitsirelos Sr	4509 Sw Uleta St
	Cerami	24-02110	Patrick Fitzpatrick & Jaime Fitzpatrick	4537 Sw Rachel St
	Cerami	24-02454	Luis O Cespedes	4501 Sw Uleta St
	Diaz	23-09170	Kathleen E Patterson	2038 Sw Ember St
	Diaz	24-00628	Karen R Sanchez	2082 Sw Idaho Ln
	Diaz	24-01517	Jesse S Lee (TR)	1817 Sw Agnes St
	Diaz	24-01907	Reyna M Bravo	1192 Sw Jennifer Ave
	Diaz	24-01908	Antonio Reyes & Christine Reyes	1161 Sw Estaugh Ave
	Diaz	24-01909	Marcia Fraser	1067 Sw Estaugh Ave
	Diaz	24-01910	Gelacio V Roblero	1979 Sw Susset Ln
	Diaz	24-01921	Michele Spoor, Stephen Spoor & Catriona Spoor	1113 Sw Gardena Ave
	Diaz	24-02224	Adrian Contreras	1986 Sw Idaho Ln
	Gomez	23-11275	Zenobia Baker & Charles Granger	2902 Sw Ventura St
	Gomez	24-01093	Jacqueline Esteban & David Dealerto Llerena	1441 Sw Santiago Ave
	Gomez	24-01360	Immacula Perpilus & Adler Alexis	1850 Sw Millikin Ave
	Gomez	24-01626	Shlomo S Zafrany & Francoise Zafrany	1251 Sw Wellington Ave
	Miller	23-18135	Juan A Diaz, Ashley M Diaz & Julian Solis Ortiz	2562 Sw Damron St
	Miller	23-18634	Gordon L Clow Jr	2281 Sw Halissee St
	Miller	24-00715	Michael J Ponton	1819 Sw Import Dr
	Miller	24-01459	Richard Patrick Sullivan	2149 Sw Savage Blvd
	Miller	24-01537	Daniel D Rivera & Hector Rivera	2526 Sw Dawn St
	Miller	24-01546	Pablo Grullon & Maria Taveras	1933 Sw Michelangelo Ave

	Miller	24-01620	Fabrizio Da Pozzo	2301 Sw Sala St
	Miller	24-02784	Sonia Phillips	2101 Sw Colwell Ave

Code Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
1	Bender	24-01226	Robertin Nortelus & Louise Nortelus	3622 Sw Dellamano St
2	Diaz	23-09170	Kathleen E Patterson	2038 Sw Ember St
3	Diaz	24-01517	Jesse S Lee (TR)	1817 Sw Agnes St
4	Diaz	24-02224	Adrian Contreras	1986 Sw Idaho Ln
5	Gomez	23-11275	Zenobia Baker & Charles Granger	2902 Sw Ventura St
6	Gomez	24-01626	Shlomo S Zafrany & Francoise Zafrany	1251 Sw Wellington Ave
7	Miller	23-18634	Gordon L Clow Jr	2281 Sw Halissee St
8	Miller	24-00715	Michael J Ponton	1819 Sw Import Dr
9	Miller	24-01620	Fabrizio Da Pozzo	2301 Sw Sala St
10	Miller	24-02784	Sonia Phillips	2101 Sw Colwell Ave



Agenda Summary

2024-317

Agenda Date: 4/3/2024

Agenda Item No.: 9.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
	Cerami	23-15259	Jean-Claude Paul & Marie Paul Pierre	4209 Sw Tuscol St
	Diaz	23-18134	Jacob E Davis & Joan Chambers	2558 Sw Chestnut Ln
	Gomez	23-14798	Louis Timmerman	999 Sw Castaneda Ln
	Gomez	23-15938	Nehemie M. Florexil	1217 Sw Aragon Ave
	Gomez	23-17256	Logan Pridgen & Robert D Abbott	2898 Sw Dinner St

Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
12	Cerami	23-15259	Jean-Claude Paul & Marie Paul Pierre	4209 Sw Tuscol St
13	Diaz	23-18134	Jacob E Davis & Joan Chambers	2558 Sw Chestnut Ln
14	Gomez	23-14798	Louis Timmerman	999 Sw Castaneda Ln
15	Gomez	23-15938	Nehemie M. Florexil	1217 Sw Aragon Ave
16	Gomez	23-17256	Logan Pridgen & Robert D Abbott	2898 Sw Dinner St

Next Magistrate Hearing – April 10th, 2024 SM Keith Davis

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



Agenda Summary

2024-325

Agenda Date: 4/3/2024

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
	Miller	24-01537	Daniel D Rivera & Hector Rivera	2526 Sw Dawn St

Code Violations Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
11	Miller	24-01537	Daniel D Rivera & Hector Rivera	2526 Sw Dawn St