

# **City of Port St. Lucie**

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



## **Meeting Agenda**

**\*Addition of Item 14A\***

**Wednesday, April 10, 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 Approval of the 3/13/2024 Special Magistrate Hearing Minutes [2024-339](#)
5. **Late Abatements and/or Postponements**
6. **Approval of Agenda**
7. **Introduction of Cases**
8. **Code Violation Cases**
  - 8.a Hear Code Violation Cases and Approve the Staff Recommendation [2024-340](#)
9. **Code Violation Special Requests**
  - 9.a Hear Code Violation Special Request Cases and Approve the Staff Recommendation [2024-342](#)
10. **Vacant Lot Violation Cases**
  - 10.a Hear Vacant Lot Violation Cases and Approve the Staff Recommendation [2024-343](#)
11. **Certification of Fines Cases**
  - 11.a Hear Certification of Fines Cases and Approve the Staff Recommendation [2024-344](#)
12. **Solid Waste Certification of Fines Cases**
  - 12.a Hear Solid Waste Certification of Fines Cases and Approve the Staff Recommendation [2024-355](#)
13. **Modification and Vacate Cases**

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

[2024-349](#)

**14. Certification of Fines Special Request Cases**

- 14.a** Hear Certification of Fines Special Request Cases and Approve the Staff Recommendation

[2024-379](#)

**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

2024-339

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**Agenda Date:** 4/10/2024

**Agenda Item No.:** 4.a

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Placement: Approval of Minutes

Action Requested: Motion / Vote

### Approval of the 3/13/2024 Special Magistrate Hearing Minutes

Submitted By: Makenzie Spittler, Budget Specialist, 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 Magistrate minutes.

#### Alternate Recommendations:

1. Move that the Council amend the recommendation and Approve Magistrate 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

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**Wednesday, March 13, 2024**

**9:00 AM**

**City Hall, Council Chambers**

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**\*Addition of Item 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 on March 13, 2023, 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, Project Coordinator

Wesley Armstrong, Code Compliance Manager

Jason McElveen, Code Compliance Supervisor

Spencer Scott, Deputy City Attorney

Camille Wallace, Deputy Director of Neighborhood Services Department

Daniel Robinson, Planner, Planning and Zoning

Rachel Knaggs, Code Compliance Officer

Steve Owens, Code Compliance Officer

Matthew Williams, Code Compliance Officer

Michael Dickerson, Code Compliance Officer

Melissa Huckstable, Code Compliance Officer

Evelyn Rojas, Finance

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 Specialists.

4. Approval of Minutes

There were no minutes scheduled for approval.

5. Late Abatements and/or Postponements

Project Coordinator Sara Brown announced case number 22-08027 had been postponed. She announced that the following cases were late abatements:

22-17751, 23-18540, and 23-17917.

6. Approval of Agenda

The Special Magistrate approved the agenda as submitted.

(Clerk's Note: At this time Special Magistrate announced he would be calling Item 13.a Hear Modification Requests Cases and Approve the Staff Recommendation.)

7. Introduction of Cases

8. Code Violations Cases

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

[2024-223](#)

(Clerk's Note: This Item was heard after Item 13.a Hear Modification Requests Cases and Approve the Staff Recommendation.)

KNAGGS                      23-18510                      1042 SW HALEYBERRY AVENUE

Code Specialist Rachel Knaggs, 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 inquired if the Respondent would be complying if she were to reinstate the State Certification, to which Ms. Knagg's responded in the affirmative.

The Deputy City Clerk swore in the Respondent, Felicia Porter. Ms. Porter provided her explanation regarding the case and advised the Special Magistrate that she and another client reside in her home as the second client had passed away.

The Special Magistrate asked the Respondent if it was possible that she would seek to be reinstated by the State of Florida as an Assisted Living Facility, to which she responded in the negative.

The Special Magistrate stated he did not find any wrongdoing or inappropriateness regarding the actions taken by Specialist Knaggs. He inquired if Ms. Porter would be complying based on her explanation, to which Specialist Knaggs responded in the affirmative and indicated it would have to be verified by the City.

Ms. Porter asked for an explanation of how she did not follow the law, to

which Special Magistrate Davis explained the definition of a Single-Family home in the City of Port St. Lucie.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation. He accepted the City's Recommendation and required compliance by March 20, 2024. He explained to Ms. Porter that before March 20, 2024 she would need to allow the City to reinspect the property and verify the occupancy status and confirm there were only two unrelated people living in the home. The Special Magistrate extended the compliance date to March 20, 2024, if not in compliance by that date a 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.

The Special Magistrate noted that was the only case with a Respondent present.

9. Code Violations Special Requests Cases

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

[2024-224](#)

WILLIAMS            24-02773            202 SW CHERRY HILL ROAD

Code Specialist Matthew Williams, previously sown, read the case presentation and staff's recommendations into the record. He presented the photos that were taken at the time of the inspection showing the subject property and violations.

The Special Magistrate inquired if the property was occupied, to which Mr. Williams responded in the negative and confirmed vacancy. He asked if this was a case with a previous maxed out lien, to which Mr. Williams stated there was an active lien already on the property for maintenance violations regarding the building.

The Special Magistrate noted the Respondent was not present, he found that proper notice was achieved. The Special Magistrate stated that the property remained in violation and ordered that the Respondent comply by March 20, 2024, if not in compliance by that date a fine in the amount of \$50/day would be due every day the violation continued, not to exceed \$5,000 along with the administrative costs of \$411. He authorized the City to enter the property to abate the violation and assess the costs.

Ms. Brown indicated this was the only case with a special request.

(Clerk's Note: The Special Magistrate requested we move to Item 14. How

parties are notified.)

10. Vacant Lot Violations Specials Requests Cases

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

[2024-225](#)

There were no cases heard under this portion of the Agenda.

11. Certification of Fines Cases

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

[2024-226](#)

There were no cases heard under this portion of the Agenda.

12. Solid Waste Certification of Fines Cases

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

[2024-227](#)

There were no cases heard under this portion of the Agenda.

13. Modification Requests Cases

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

[2024-268](#)

ROJAS 22-30086BL 321 NW PEACOCK BLVD UNIT #315

Evelyn Rojas, Lien Services Department, stated that the Modification request on today's agenda, Item No. 15 was heard as a matter of City Policy and mandated by Florida Statute. She explained that the City Council held the lien and were considered assets of the City. Ms. Rojas indicated that per the City Ordinance the Special Magistrate had authority to modify the lien. The Special Magistrate stated he would approve the modification and sign the appropriate modification order.

(Clerk's Note: The Special Magistrate announced he would hear Item 8.a Hear Code Violation Cases and Approve the Staff Recommendation.)

14. How Parties are Notified

(Clerk's Note: This Item was heard after Item 9.a Hear Code Violations Special Requests Cases and Approve the Staff Recommendations.)

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.

15. Introduction of Cases Without Parties Present

Code Violations:

23-18327	1720 W Gatlin Blvd.
23-18986	2190 SW Hayworth Ave.
23-15125	965 NW Bayshore Blvd.
23-18660	119 SE Cashmere Blvd.
24-00636	10585 S US Highway 1

Vacant Lot Violations:

24-01002	788 SW Hillsboro Cir.
24-01308	1966 SW Del Rio Blvd.
24-01583	6261 NW Topez Way
24-01656	832 SE Sweetbay Ave.

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

16. Public to be Heard

There were no comments from the public.

17. Adjourn

There being no further business, the meeting was adjourned at 9:34 a.m.

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Daisy Ruiz, Deputy City Clerk



## Agenda Summary

2024-340

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**Agenda Date:** 4/10/2024

**Agenda Item No.:** 8.a

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Placement: New Business

Action Requested: Motion / Vote

Hear Code Violation Cases and Approve the Staff Recommendation

Submitted By: Makenzie Spittler, Budget Specialist, 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	24-01257	FKKL LLC	1774 SE SOUTH NIEMEYER CIR
	Dickerson	24-02093	Realty Income Properties 13 LLC c/o TBC Retail Group Inc	2634 SW EDGARCE ST
	Dickerson	24-02407	David D Andrews, Joann Andrews & Margaret D Andrews c/o CVS #5902-01/Occup Exp Dept	9197 S US HIGHWAY 1
	Dickerson	24-02417	Spirit Master Funding X LLC	577 NW PRIMA VISTA BLVD
	Knaggs	23-15123	Steven R Christine & Holly Christine	1985 SW CAPEADOR ST
	Knaggs	24-01082	Christine Enterprises LLC	1526 SW Paar Dr
	Knaggs	24-02220	CHRISTINE ENTERPRISES LLC	1874 SE Mantua St
	Knaggs	24-02907	Stephen Swanson (EST) & Judith Swanson (EST)	1866 SW Davis St
	Knaggs	24-02914	Brian Schneider	4000 SW Balleto St
	Laird	23-19014	Lowe`s Home Center INC c/o Tax Department	701 SW St Lucie West Blvd
	Owens	23-19041	FQSR RE II LLC	246 SW Port St Lucie Blvd
	Owens	24-00930	Flagship Carwash of PSL Inc	1902 SW BAYSHORE BLVD
	Owens	24-00974	Dale P Coyne & Gail A Coyne	10180 S US HIGHWAY 1
	Owens	24-02301	Walden Ave-Blend-All Hotel Dev.	9801 S US HIGHWAY 1
	Owens	24-03278	RREMC BULDINGS LLC	10111 S US Highway 1
	Williams	23-14136	Anibal O Malquichagua	2450 SW Hinchman St
	Williams	23-14541	Edward A Guthy & Patricia L Guthy	737 SW College Park Road
	Williams	23-17100	Robert L Verriotto	254 SW Glenwood Dr
	Williams	24-00673	Mark Richardson	634 SW Old Briar Ave
	Williams	24-00683	Patricia Gaines	252 SW Cherry Hill Rd
	Williams	24-01028	Haniff Mohamed & Dezra Mohamed	2074 SW Castinet Ln
	Williams	24-01033	Stephanie R Saltos	2072 SW Greenan Ln

	Williams	24-01037	Herman Estelhomme	1731 SW Monterrey Ln
	Williams	24-01180	Deanna Trainor	840 SW Durham Ter
	Williams	24-01202	Raymond Freeman & Marie L Freeman	1634 SW Morelia Ln
	Williams	24-01392	Marlon M Williams & Sherella A Williams	673 SW Sail Ter
	Williams	24-01501	Daniel Donaldson Jr & Natalie Donaldson	252 SW Oakridge Dr
	Williams	24-01510	George A Gergely & Elizabeth A Gergely	243 SW Moselle Ave
	Williams	24-01513	Alexander M Perez & Sandra Cruz	2433 SW Lafayette St
	Williams	24-01519	Jason D Sutherland	2441 SW Hinchman St
	Williams	24-01550	Anas Khamaiseh & Laila Ali	443 SE Fairchild Ave
	Williams	24-01562	Curtis Gardner & Christie Gardner	742 SE Academy Ln
	Williams	24-02203	Karen L White	665 SW Homeland Rd
	Williams	24-02395	Sayco Equity Fund K LLC	254 SW Bridgeport Dr
	Williams	24-02412	William N Dean & Christina S Dean	410 SW Dauphin Ave
	Williams	24-02530	Ashley Ruby Elaine Grant	2518 SW Hinchman ST
	Williams	24-02583	JTB3 Services Inc	1750 SW Castinet Ln
	Williams	24-02587	Errol L Bajoo	1751 SW Dove Ln
	Williams	24-02647	Inocia Vilbrun & Steven Gerald Wright	1655 S Cameo Blvd
	Williams	24-02776	La Autentica LLC	189 SW Dalton Cir
	Williams	24-03030	Tyler Evans	850 SW Durham Ter
	Williams	24-03117	Elizabeth Q Woolsey	1932 SW Mcallister Ln
	Williams	24-03119	Joseph Attardi Jr	2248 SW Monterrey Ln

## Code Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Dickerson	24-02093	Realty Income Properties 13 LLC c/o TBC Retail Group Inc	2634 SW EDGARCE ST
	Dickerson	24-02417	Spirit Master Funding X LLC	577 NW PRIMA VISTA BLVD
	Knaggs	23-15123	Steven R Christine & Holly Christine	1985 SW CAPEADOR ST
	Knaggs	24-01082	Christine Enterprises LLC	1526 SW Paar Dr
	Knaggs	24-02220	CHRISTINE ENTERPRISES LLC	1874 SE Mantua St
	Knaggs	24-02914	Brian Schneider	4000 SW Balleto St
	Laird	23-19014	Lowe`s Home Center INC c/o Tax Department	701 SW St Lucie West Blvd
	Owens	23-19041	FQSR RE II LLC	246 SW Port St Lucie Blvd
	Owens	24-00974	Dale P Coyne & Gail A Coyne	10180 S US HIGHWAY 1
	Owens	24-02301	Walden Ave-Blend-All Hotel Dev.	9801 S US HIGHWAY 1
	Williams	23-14541	Edward A Guthy & Patricia L Guthy	737 SW College Park Road
	Williams	24-01037	Herman Estelhomme	1731 SW Monterrey Ln
	Williams	24-01180	Deanna Trainor	840 SW Durham Ter
	Williams	24-01202	Raymond Freeman & Marie L Freeman	1634 SW Morelia Ln
	Williams	24-01501	Daniel Donaldson Jr & Natalie Donaldson	252 SW Oakridge Dr
	Williams	24-02412	William N Dean & Christina S Dean	410 SW Dauphin Ave
	Williams	24-03119	Joseph Attardi Jr	2248 SW Monterrey Ln



## Agenda Summary

2024-342

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**Agenda Date:** 4/10/2024

**Agenda Item No.:** 9.a

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Placement: New Business

Action Requested: Motion / Vote

Hear Code Violation Special Request Cases and Approve the Staff Recommendation

Submitted By: Makenzie Spittler, Budget Specialist, 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	24-02919	Mark J Richardson	437 SW Tulip Blvd
	Williams	24-03122	Albert Davis	2032 SW Cameo Blvd
	Williams	23-15705	Daniel W Eveleth	220 SW Moselle Ave

## Code Violations Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Knaggs	24-02907	Stephen Swanson (EST) & Judith Swanson (EST)	1866 SW Davis St
	Knaggs	24-02919	Mark J Richardson	437 SW Tulip Blvd
	Williams	24-01519	Jason D Sutherland	2441 SW Hinchman St





## Agenda Summary

2024-343

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**Agenda Date:** 4/10/2024

**Agenda Item No.:** 10.a

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Placement: New Business

Action Requested: Motion / Vote

Hear Vacant Lot Violation Cases and Approve the Staff Recommendation

Submitted By: Makenzie Spittler, Budget Specialist, 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	24-02293	Elsie Kanocz, Elisabeth Kanocz & Elmer Kanocz	468 SE Evergreen Ter
	Huckstable	24-02294	Suzie Fiske	5013 NW Rugby Dr
	Huckstable	24-02554	Hsiu E Lin & Yang Hsueh-Chiao Lin	1430 SW Bartell Ave
	Huckstable	24-02555	Big Catch LLC	2417 SW Lamb Ave
	Huckstable	24-03002	Rao Cherukuri & Nitya V Cherukuri	2974 SE Bakersfield St
	Huckstable	24-03035	LGI Homes - Florida LLC	1298 SW Empire St

## Vacant Lot Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Huckstable	24-02294	Suzie Fiske	5013 NW Rugby Dr
	Huckstable	24-02554	Hsiu E Lin & Yang Hsueh-Chiao Lin	1430 SW Bartell Ave
	Huckstable	24-03002	Rao Cherukuri & Nitya V Cherukuri	2974 SE Bakersfield St



## Agenda Summary

2024-344

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**Agenda Date:** 4/10/2024

**Agenda Item No.:** 11.a

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Placement: New Business

Action Requested: Motion / Vote

Hear Certification of Fines Cases and Approve the Staff Recommendation

Submitted By: Makenzie Spittler, Budget Specialist, 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
	Knaggs	23-08112	Mariellen V Hooper (EST)	731 SW DEL RIO BLVD
	Williams	23-14854	Gail Marino (EST)	1167 SW GARDENA AVE
	Williams	23-15683	Lonnie L Mills & Lois M Mills	126 SW TULIP BLVD
	Williams	23-17445	American Homes 4 Rent Properties Seven LLC	1673 SW JANETTE AVE
	Williams	23-17962	William Harnell	1633 SW BELLEVUE AVE

Next Magistrate Hearing – April 17<sup>th</sup>, 2024 SM Keith Davis

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

## Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Knaggs	23-08112	Mariellen V Hooper (EST)	731 SW Del Rio Blvd
	Williams	23-15683	Lonnie L Mills & Lois M Mills	126 SW Tulip Blvd
	Williams	23-17962	William Harnell	1633 SW Bellevue Ave

## Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Knaggs	23-08112	Mariellen V Hooper (EST)	731 SW Del Rio Blvd
	Williams	23-17962	William Harnell	1633 SW Bellevue Ave



## Agenda Summary

2024-355

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**Agenda Date:** 4/10/2024

**Agenda Item No.:** 12.a

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Placement: New Business

Action Requested: Motion / Vote

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

Submitted By: Makenzie Spittler, Budget Specialist, 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 Move that the Council 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.*



## Solid Waste Certification of Fines

#	Specialist	Case No.	Respondent(s)	Respondent Address
	M Barnes	24-01052	FKH SFR Propco A LP	952 SW Jasper Ave
	R Gomez	24-00960	Karlene S Neil	1329 SW Herald Rd
	N Capp	24-00897	BAF Assets 5 LLC	107 NE Twylite Ter
	M Williams	24-00684	BAF Assets 4 LLC	391 SW Homeland Rd
	M Barnes	24-00423	Ramona Shaw	2243 SE Seamist St

## Solid Waste Certification of Fines

#	Specialist	Case No.	Respondent(s)	Respondent Address
	M Barnes	24-01052	FKH SFR Propco A LP	952 SW Jasper Ave
	M Barnes	24-00423	Ramona Shaw	2243 SE Seamist St

Next Magistrate Hearing – April 17<sup>th</sup>, 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

2024-349

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**Agenda Date:** 4/10/2024

**Agenda Item No.:** 13.a

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Placement: New Business

Action Requested: Motion / Vote

Hear Modification and Vacate Cases and Approve the Staff Recommendation

Submitted By: Makenzie Spittler, Budget Specialist, 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 OR Approves to vacate liens presented.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Approves the modified lien amount OR Approves to vacate liens presented.
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.*

Port St. Lucie, Florida  
Special Magistrate  
Council Chambers  
City Hall, Bldg. A  
121 SW Port St. Lucie Blvd,  
Port St Lucie, FL 34984

April 10<sup>th</sup>, 2024

9:00 A.M.

Special Magistrate,  
Keith Davis, Esq.

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 hearing. Accordingly, any person wishing to appeal any decision made by the Special Magistrate with respect to any matter considered at such hearing, will need a record of the proceedings and, for such purpose, that person may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

Approval of Minutes: [3/13/2024](#)

## Code Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Dickerson	24-01257	FKKL LLC	1774 SE SOUTH NIEMEYER CIR
	Dickerson	24-02093	Realty Income Properties 13 LLC c/o TBC Retail Group Inc	2634 SW EDGARCE ST
	Dickerson	24-02407	David D Andrews, Joann Andrews & Margaret D Andrews c/o CVS #5902-01/Occup Exp Dept	9197 S US HIGHWAY 1
	Dickerson	24-02417	Spirit Master Funding X LLC	577 NW PRIMA VISTA BLVD
	Knaggs	23-15123	Steven R Christine & Holly Christine	1985 SW CAPEADOR ST
	Knaggs	24-01082	Christine Enterprises LLC	1526 SW Paar Dr
	Knaggs	24-02220	CHRISTINE ENTERPRISES LLC	1874 SE Mantua St
	Knaggs	24-02907	Stephen Swanson (EST) & Judith Swanson (EST)	1866 SW Davis St
	Knaggs	24-02914	Brian Schneider	4000 SW Balleto St
	Laird	23-19014	Lowe`s Home Center INC c/o Tax Department	701 SW St Lucie West Blvd
	Owens	23-19041	FQSR RE II LLC	246 SW Port St Lucie Blvd
	Owens	24-00930	Flagship Carwash of PSL Inc	1902 SW BAYSHORE BLVD
	Owens	24-00974	Dale P Coyne & Gail A Coyne	10180 S US HIGHWAY 1
	Owens	24-02301	Walden Ave-Blend-All Hotel Dev.	9801 S US HIGHWAY 1
	Owens	24-03278	RREMC BULDINGS LLC	10111 S US Highway 1
	Williams	23-14136	Anibal O Malquichagua	2450 SW Hinchman St
	Williams	23-14541	Edward A Guthy & Patricia L Guthy	737 SW College Park Road
	Williams	23-17100	Robert L Verriotto	254 SW Glenwood Dr
	Williams	24-00673	Mark Richardson	634 SW Old Briar Ave
	Williams	24-00683	Patricia Gaines	252 SW Cherry Hill Rd
	Williams	24-01028	Haniff Mohamed & Dezra Mohamed	2074 SW Castinet Ln
	Williams	24-01033	Stephanie R Saltos	2072 SW Greenan Ln

	Williams	24-01037	Herman Estelhomme	1731 SW Monterrey Ln
	Williams	24-01180	Deanna Trainor	840 SW Durham Ter
	Williams	24-01202	Raymond Freeman & Marie L Freeman	1634 SW Morelia Ln
	Williams	24-01392	Marlon M Williams & Sherella A Williams	673 SW Sail Ter
	Williams	24-01501	Daniel Donaldson Jr & Natalie Donaldson	252 SW Oakridge Dr
	Williams	24-01510	George A Gergely & Elizabeth A Gergely	243 SW Moselle Ave
	Williams	24-01513	Alexander M Perez & Sandra Cruz	2433 SW Lafayette St
	Williams	24-01519	Jason D Sutherland	2441 SW Hinchman St
	Williams	24-01550	Anas Khamaiseh & Laila Ali	443 SE Fairchild Ave
	Williams	24-01562	Curtis Gardner & Christie Gardner	742 SE Academy Ln
	Williams	24-02203	Karen L White	665 SW Homeland Rd
	Williams	24-02395	Sayco Equity Fund K LLC	254 SW Bridgeport Dr
	Williams	24-02412	William N Dean & Christina S Dean	410 SW Dauphin Ave
	Williams	24-02530	Ashley Ruby Elaine Grant	2518 SW Hinchman ST
	Williams	24-02583	JTB3 Services Inc	1750 SW Castinet Ln
	Williams	24-02587	Errol L Bajoo	1751 SW Dove Ln
	Williams	24-02647	Inocia Vilbrun & Steven Gerald Wright	1655 S Cameo Blvd
	Williams	24-02776	La Autentica LLC	189 SW Dalton Cir
	Williams	24-03030	Tyler Evans	850 SW Durham Ter
	Williams	24-03117	Elizabeth Q Woolsey	1932 SW Mcallister Ln
	Williams	24-03119	Joseph Attardi Jr	2248 SW Monterrey Ln

### Code Violations Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Knaggs	24-02919	Mark J Richardson	437 SW Tulip Blvd
	Williams	24-03122	Albert Davis	2032 SW Cameo Blvd
	Williams	23-15705	Daniel W Eveleth	220 SW Moselle Ave

## Vacant Lot Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Huckstable	24-02293	Elsie Kanocz, Elisabeth Kanocz & Elmer Kanocz	468 SE Evergreen Ter
	Huckstable	24-02294	Suzie Fiske	5013 NW Rugby Dr
	Huckstable	24-02554	Hsiu E Lin & Yang Hsueh-Chiao Lin	1430 SW Bartell Ave
	Huckstable	24-02555	Big Catch LLC	2417 SW Lamb Ave
	Huckstable	24-03002	Rao Cherukuri & Nitya V Cherukuri	2974 SE Bakersfield St
	Huckstable	24-03035	LGI Homes - Florida LLC	1298 SW Empire St



### Modification Requests

#	Specialist	Case No.	Respondent(s)	Respondent Address
	Rojas	23-13425	Barbara A Schmidt	750 SE Lighthouse Ave
	Rojas	23-01574	Barbara A Schmidt	750 SE Lighthouse Ave
	Rojas	23-13087	White Family LTD Partnership	1002 SW ST Lucie West Blvd
	Rojas	20-28004-BL	Josue D Meza and Samantha Valdez	1006 SW Payne Ave

### Vacate Requests

#	Specialist	Case No.	Respondent(s)	Respondent Address
	Rojas	21-28996- BL	John M Wangle and Arlene Wangle	140 SE Rio Angelica

## Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Knaggs	23-08112	Mariellen V Hooper (EST)	731 SW Del Rio Blvd
	Williams	23-14854	Gail Marino (EST)	1167 SW Gardena Ave
	Williams	23-15683	Lonnie L Mills & Lois M Mills	126 SW Tulip Blvd
	Williams	23-17445	American Homes 4 Rent Properties Seven LLC	1673 SW Janette Ave
	Williams	23-17962	William Harnell	1633 SW Bellevue Ave

Next Magistrate Hearing – April 17<sup>th</sup>, 2024 SM Keith Davis

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

## Vacate Requests

#	Specialist	Case No.	Respondent(s)	Respondent Address
	Rojas	21-28996- BL	John M Wangle and Arlene Wangle	140 SE Rio Angelica

## Modification Requests

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	Rojas	23-13425	Barbara A Schmidt	750 SE Lighthouse Ave
	Rojas	23-01574	Barbara A Schmidt	750 SE Lighthouse Ave
	Rojas	23-13087	White Family LTD Partnership	1002 SW ST Lucie West Blvd
	Rojas	20-28004-BL	Josue D Meza and Samantha Valdez	1006 SW Payne Ave



## Agenda Summary

2024-379

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**Agenda Date:** 4/24/2024

**Agenda Item No.:** 14.a

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Placement: New Business

Action Requested: Motion / Vote

Hear Certification of Fines Special Request Cases and Approve the Staff Recommendation

Submitted By: Makenzie Spittler, Budget Specialist, 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

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Attachments: To be provided after the hearing.

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## Certification of Fines Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Williams	23-14854	Gail Marino (EST)	1167 SW Gardena Ave

Certification of Fines Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Williams	23-14854	Gail Marino (EST)	1167 SW Gardena Ave