

City of Port St. Lucie

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



Meeting Agenda

Addition of Item 11A

Wednesday, April 17, 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. Violation Hearing Cases
 - 8.a Hear Violation Hearing Cases and Approve the Staff Recommendation [2024-375](#)
9. Certification of Fines Cases
 - 9.a Hear Certification of Fines Cases and Approve the Staff Recommendation [2024-376](#)
10. Vacate Cases
 - 10.a Hear Vacate Cases and Approve the Staff Recommendation [2024-401](#)
11. Code Violation Special Request Cases
 - 11.a Hear Code Violation Special Request Cases and Approve the Staff Recommendation [2024-413](#)
12. How Parties are Notified
13. Introduction of Cases Without Parties Present
14. Public to be Heard
15. 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

2024-375

Agenda Date: 4/17/2024

Agenda Item No.: 8.a

Placement: New Business

Action Requested: Motion / Vote

Hear Violation Hearing 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
	Bender	24-01473	Robert Pociask (EST)	1055 SW Fisherman AVE
	Capp	23-05787	Jean Marie Retaleato	719 NW BAYARD AVE
	Capp	23-12451	Justin Rodriguez	144 NE Fatima Ter
	Capp	23-14654	Simone Mcleod	535 NW MONICA ST
	Capp	24-01064	Itha Petit & Lormira Finhomme	313 NE Camelot Dr
	Capp	24-02466	Heather M Cernava	550 NW Sherbrooke AVE
	Diaz	24-02921	Melissa N DeFrancesco	1108 SW Estaugh Ave
	Diaz	24-04482	LARHONDA C ENGLISH & TONEY ENGLISH	1774 SW DESERT AVE ZOOM
	Herzog	23-15549	Sue M Zlata & Anthony R Dittman	6957 NW BARODA ST
	Herzog	24-00623	Carlet Dervile, Travis Julceus & Whitney Charles	6125 NW GINGER LN
	Herzog	24-01822	Samuel L Ealy Jr	6141 NW GINGER LN
	Herzog	24-02608	Abderrahmane Achir	5784 NW Zinnia ST
	Herzog	24-02613	US Bank Trust NA (TR) c/o Hudson Homes Management LLC	5170 NW ALJO CT
	Herzog	24-02618	James Phillips	5810 NW Gerald Cir
	Herzog	24-02688	Denese S Pitters-Williams	6173 NW EAST DEVILLE CIR
	Johantgen	23-14514	Carrie H Boland	2993 SE PRUITT RD
	Johantgen	24-01092	Jorge I Medal	1413 SE Vesthaven Cir
	Johantgen	24-01378	Sayco Equity Fund K LLC	1702 SE Elkhart Ter
	Johantgen	24-01383	Carl Definis & Carmela Definis	2342 SE Midtown Rd
	Johantgen	24-01421	Susan Barrett	2052 SE Parkwood Cir
	Johantgen	24-01985	Adrian A Bustamante & Magali Bustamante	2181 SE Midtown Rd
	Johantgen	24-01966	Julia Rodriguez	2079 SE New York St
	Johantgen	24-02016	Angus Novak & Raquel P Novak	1812 SE ELKHART TER
	Johantgen	24-02678	Integrity Ventures LLC	2092 SE TALWOOD LN

	Johantgen	24-02684	Jonathan Merrill Zobie	2180 SE Shelter Dr
	Kashatus	23-15193	Kunjbeharry Harricharan	637 SE TANNER AVE
	Kashatus	23-17585	Robert Carlin	950 SE Albatross Ave
	Kashatus	23-18618	Charles Gaines Jr	508 SE Chapman Ave
	Kashatus	23-18667	Makesner Limage & Kim Stephanie Khywah	1941 SE Fairfield St
	Kashatus	23-18799	Douglas J Still (TR) & Barbara Sheram T Still (TR)	992 SE Lansdowne Ave
	Kashatus	23-18974	Kevin Goff	234 SE GROVE AVE
	Kashatus	24-00316	Charles Davis & Cynthia Elaine Cameron	2131 SE Addison St
	Kashatus	24-00872	Kwame O Morgan & Tanya R Morgan	650 SE Walters Ter
	Kashatus	24-01104	TKMS Real Estate LLC	102 SE WHITMORE DR
	Kashatus	24-01109	Cory D Lodrick	268 SE Crosspoint Dr
	Kashatus	24-01126	Edme L Spencer	796 SE DAMASK AVE
	Kashatus	24-01209	Anthony Di Maria (EST)	310 SE CALMOSO DR
	Kashatus	24-02349	Isabel Salazar Pizarro & Edwin Pizarro Jr (EST)	1167 SE SABINA LN
	Kashatus	24-02350	Curt G Zeller & Dana M Billemeier	1042 SE DAMASK AVE
	Mendoza	24-01431	Kimberly A Russo (TR)	181 SW Fairway Ave
	Mendoza	24-02851	Ossapha Ou	1371 SE AIROSO BLVD
	Pierre	23-04164	Ann Marie Cooper-Ellis	396 SW Ridgecrest Dr
	Pierre	24-02066	Nicholas Pizzarro & Christina Campos	420 SW Bradshaw Cir
	Pierre	24-02095	Elizabeth Rizzuto & Steven Carr	221 SW Becker Rd
	Pierre	24-02353	Ofelia Lashay Sotolono & Kevin Bautista	289 SW ELDERBERRY DR
	Pierre	24-02459	Gustavo Fernandez	174 SW RIDGECREST DR
	Polanco	23-15018	Lila Noel	1602 SE Emporia Ct
	Polanco	23-19093	LAMCO ASSET COMPANY 1 LLC	1961 SE Dranson Cir
	Polanco	24-00885	Michael Mapp	2297 SE Seamist St
	Polanco	24-01292	Ketki K Bodawala & Bob Seaman	2598 SE RICHMOND ST

	Polanco	24-02330	BAF Assets 3 LLC	2775 SE East Blackwell Dr
	Polanco	24-02790	Craig F Slocum & Jeana M Slocum	2368 SE West Blackwell Dr

Code Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
1	Diaz	24-02921	Melissa N DeFrancesco	1108 SW Estaugh Ave
2	Diaz	24-04482	LARHONDA C ENGLISH & TONEY ENGLISH	1774 SW DESERT AVE ZOOM
3	Herzog	23-15549	Sue M Zlata & Anthony R Dittman	6957 NW BARODA ST
4	Herzog	24-02608	Abderrahmane Achir	5784 NW Zinnia ST
5	Herzog	24-02613	US Bank Trust NA (TR) c/o Hudson Homes Management LLC	5170 NW ALJO CT
6	Johantgen	23-14514	Carrie H Boland	2993 SE PRUITT RD
7	Johantgen	24-02016	Angus Novak & Raquel P Novak	1812 SE ELKHART TER
8	Kashatus	23-17585	Robert Carlin	950 SE Albatross Ave
9	Kashatus	24-01104	TKMS Real Estate LLC	102 SE WHITMORE DR
10	Mendoza	24-02851	Ossapha Ou	1371 SE AIROSO BLVD
11	Pierre	23-04164	Ann Marie Cooper-Ellis	396 SW Ridgecrest Dr
12	Pierre	24-02066	Nicholas Pizzarro & Christina Campos	420 SW Bradshaw Cir
13	Polanco	23-15018	Lila Noel	1602 SE Emporia Ct
14	Polanco	23-19093	LAMCO ASSET COMPANY 1 LLC	1961 SE Dranson Cir
15	Polanco	24-00885	Michael Mapp	2297 SE Seamist St



Agenda Summary

2024-376

Agenda Date: 4/17/2024

Agenda Item No.: 9.a

Placement: New Business

Action Requested: Motion / Vote

Hear Certification of Fines Cases and Approve the Staff Recommendation

Submitted By: 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
	Capp	23-16340	385 NE Orchard Street Land Trust	385 NE ORCHARD ST
	Kashatus	23-15639	Robert J Bonsignore & Kristi Bonsignore	1198 SE proctor Ln
	Mendoza	24-00001	MARSHALL PROPERTY HOLDINGS LLC	365 SW TODD AVE

Next Magistrate Hearing – April 24th, 2024 SM Bob Makemson

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
	Capp	23-16340	385 NE Orchard Street Land Trust	385 NE ORCHARD ST
	Kashatus	23-15639	Robert J Bonsignore & Kristi Bonsignore	1198 SE proctor Ln
	Mendoza	24-00001	MARSHALL PROPERTY HOLDINGS LLC	365 SW TODD AVE

Next Magistrate Hearing – April 24th, 2024 SM Bob Makemson

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



Agenda Summary

2024-401

Agenda Date: 4/17/2024

Agenda Item No.: 10.a

Placement: New Business

Action Requested: Motion / Vote

Hear 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

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Vacate Requests

#	Specialist	Case No.	Respondent(s)	Respondent Address
	Rojas	11699-BL	Kevin Van Horn and Jennifer Van Horn	5232 NW Meg Ct



Agenda Summary

2024-413

Agenda Date: 4/17/2024

Agenda Item No.: 11.a

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

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Code Violations Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	24-01473	Robert Pociask (EST)	1055 SW Fisherman AVE