

City of Port St. Lucie

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



Meeting Agenda

Addition of 11A and 12A

Wednesday, May 1, 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 for 3/6/2024 Cases and Approve the Staff Recommendation [2024-415](#)
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 [2024-414](#)
9. **Code Violations Special Requests Cases**
 - 9.a Hear Code Violations Special Requests Cases and Approve the Staff Recommendation [2024-416](#)
10. **Certification of Fines Cases**
 - 10.a Hear Certification of Fines Cases and Approve the Staff Recommendation [2024-417](#)
11. **Modification Requests Cases**
 - 11.a Hear Modification Requests Cases and Approve the Staff Recommendation [2024-447](#)
12. **Vacates Requests Cases**
 - 12.a Hear Vacate Requests Cases and Approve the Staff Recommendation [2024-448](#)
13. **How Parties are Notified**

14. Introduction of Cases Without Parties Present**15. Public to be Heard****16. 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)



City of Port St. Lucie

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

Agenda Summary

2024-415

Agenda Date: 5/1/2024

Agenda Item No.: 4.a

Placement: Approval of Minutes

Action Requested: Motion / Vote

Hear Approval of Minutes for 3/6/2024 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 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, March 6, 2024

9:00 AM

City Hall, Council Chambers

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 9:00 AM on March 6, 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
Gregory Bender, Code Compliance Specialist
Anastasia Diaz, Code Compliance Specialist
Steve Owens, Code Compliance Specialist
Sara Brown, Administrative Assistant
Spencer Scott, Deputy City Attorney
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

There were no minutes to be approved.

5. Late Abatements and/or Postponements

Sara Brown, Project Coordinator, indicated Cases #23-19135, #24-00646, and #23-17279 were abated.

6. Approval of Agenda

Special Magistrate Pelletier approved the agenda as submitted.

7. Introduction of Cases

8. Code Violations Cases

8.a Hear Code Violations Cases and Approve the Staff Recommendation[2024-214](#)

#1. BENDER / CASE NO. 23-18364 / 1272 SW MINYO AVE

Code Compliance Specialist Gregory Bender read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property with a failed septic tank, posting of property, a hole in the pipe, pump truck, and raw sewage flowing in the yard - taken at time of the inspections. He stated the septic tank has not been fixed and was failed by the St. Lucie County Health Department. He indicated letters were sent from the Health Department to the owner of the property with no response.

The Deputy City Clerk swore in Respondent Leidy Tactuk, who explained the plumbing repairs were made, but they did not know they had to convert to City sewer. She asked for a 60-day extension to pull a permit and contact a vendor to connect to the City's service. Code Compliance Specialist Bender explained that Respondent Tactuk needs to contact Utilities to be put on the list for the City to pump out the septic tank until the City can install the sewer connection. Special Magistrate Pelletier granted a 60-day extension for the Respondent to come into compliance.

#3. BENDER / CASE NO. 24-00235 / 1058 SW McCRACKEN AVE

Code Compliance Specialist Gregory Bender read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property including the high grass and weeds, mildew, and missing patio screens - taken at time of the inspections.

The Deputy City Clerk swore in Respondent Steve Peters, who explained he needed more time to take care of the issues and requested a 30-day extension. Special Magistrate Pelletier granted a 30-day extension from today for the Respondent to come into compliance.

#12. OWENS / CASE NO. 23-14938 / 9100 S US HIGHWAY 1

Code Compliance Specialist Steve Owens read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property including the back side of the store, dumpsters not corralled, open storage, garbage not contained, residential garbage can - taken at the time of the inspections.

The Deputy City Clerk swore in Respondent Steven Darby, who explained

the original site plan for the plaza has only one corral designated for the property. He stated they are currently in site review for new construction and will be compliant with the corrals at that time. He requested a 90-day extension, as they are working with Code Enforcement and Site Plan Review. Special Magistrate Pelletier granted a 90-day extension for the Respondent to come into compliance.

#13. OWENS / CASE NO. 23-18392 / 247 SW PORT ST. LUCIE BLVD

Code Compliance Specialist Steve Owens read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property including a grease trap in a parking spot, U-haul truck, garbage around dumpster area, mold and mildew on exterior, open storage, dumpsters not corralled, posting of the property, freezer sitting outside, driveway, etc. - taken at the time of the inspections.

Respondent Steven Darby inquired about temporary construction containers, to which Code Compliance Specialist Owens explained a permit was needed to have the containers on site. Respondent Darby explained the budget for the driveway, status of new corral being built, repaving behind Winn-Dixie, etc., and requested a 90-day extension. Special Magistrate Pelletier granted a 90-day extension for the Respondent to come into compliance.

9. Code Violations Special Requests Cases

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

[2024-215](#)

#14. DIAZ / CASE NO. 24-02643 / 2273 SW PHYLLIS LN

Code Compliance Specialist Anastasia Diaz read the Case Presentation and Staff's recommendations into the record. She presented photos - of the subject property including the torn screens around the pool area, unsecured pool, and posting on the front door - taken at the time of the inspections.

The Deputy City Clerk swore in Respondent Joel Lopez, who explained the house was under contract to be sold on March 20, 2024, and he just received the notices. Aaron Biehl, Code Compliance Supervisor, stated this was a life/safety issue with an unsecured pool and recommended keeping the date certain.

Special Magistrate Pelletier stated the Respondent has until March 7, 2024, to secure the pool, otherwise the City is authorized to come in and secure it. Respondent Lopez reiterated that he just received the notices,

as he does not live at the subject property. He indicated the pool has no water in it, to which Code Compliance Supervisor Biehl requested access to the pool to verify same and the Respondent agreed.

Special Magistrate Pelletier, staff, and the Respondent discussed how the violations will affect the title of the property and how the violations will remain with the property and be passed on to the new owners. Respondent Lopez stated it was an "as is" offer. Special Magistrate Pelletier indicated the buyers should be made aware of the violations.

Special Magistrate Pelletier found Respondent Lopez in violation and stated the compliance date of 3/7/2024 remains. She stated if the City finds water in the pool, they have the right to go in and fix the situation under Chapter 162.08(5), F.S. She indicated the violation is \$50.00/day, up to a maximum of \$5,000.00, if not corrected, including the \$411.00.

Respondent Lopez inquired if he had to pay \$50.00/day until the closing of the property, to which Special Magistrate indicated it would have to be paid by him or the new owner. City Attorney Spencer Scott indicated that was true, unless the violations were fixed. Code Compliance Supervisor Biehl explained repairing the screens would fix both issues, as it would secure the pool as well.

10. Certification of Fines Cases

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

[2024-216](#)

#15. BENDER / CASE NO. 23-11444 / 1018 SW ALCANTARRA BLVD

Code Compliance Specialist Gregory Bender read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property including the overgrowth with the trees against the house and missing pool screens - taken at the time of the inspections.

The Deputy City Clerk swore in Respondent Matthew Jackson, who explained he was heading to the Building Department after this hearing, to get a permit to remove the screen enclosure, as he does not have the funds to make repairs. He stated he will also have Code Compliance Specialist Bender come to the subject property today, so that he can indicate what needs to be trimmed in the yard. Respondent Matthew Jackson requested an extension of 30 days to remove the screen enclosure. Code Compliance Specialist Bender stated the City does not object to an extension, as the pool is secured with a fence. Special Magistrate Pelletier granted the Respondent 30 days to come into compliance.

11. 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.

12. Introduction of Cases Without Parties Present

Administrative Assistant Brown asked that the City Clerk enter the cases into the record and inquired if Special Magistrate Pelletier had any questions regarding the cases where the party was not present, to which Special Magistrate Pelletier responded in the negative.

Administrative Assistant Brown read the cases without a party present into the record:

CODE VIOLATION CASES:

#23-18641 - 836 SW McComb Ave

#23-18610 - 4242 SW Tumble St

#23-18894 - 4401 SW Cacao St

#24-00119 - 4333 SW Masefield St

#24-00420 - 1882 Sw Lennox St

#24-00065 - 1025 SW Bianca Ave

13. Public to be Heard

Special Magistrate Pelletier indicated there was no one from the public to be heard.

14. Adjourn

There being no further business, the hearing was adjourned at 9:42 AM.

Traci Mehl, Deputy City Clerk



Agenda Summary

2024-414

Agenda Date: 5/1/2024

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
1	Bender	24-01929	James Fulton & Natalie Saint-Nattis	3557 SW Viceroy ST
2	Bender	24-03584	David Rivera	1391 SW Amboy Ave
3	Bender	24-04741	Delfin J Hernandez (EST)	311 SW Feldman Ave
4	Cerami	23-10284	Barrington Irving & Clovalyn J Irving	344 SW Dustin Ave
5	Cerami	24-02103	Christopher C Glauber	4426 SW Tabor ST
6	Cerami	24-02197	Felicia Froelich	4461 SW Jaunt Rd
7	Cerami	24-03070	Innocent Filsaime & Marie V Augustin	1321 SW Aachen Ave
8	Cerami	24-03108	Winsome Bryan-King	4512 SW SAVONA BLVD
9	Cerami	24-03576	Kristina Podowski & Robert Rolle	4502 SW Floral St
10	Cerami	24-03585	Tomasita Caraballo	4050 SW McIntosh St
11	Cerami	24-03669	2019-1 IH BORROWER LP	512 SW Undallo Rd
12	Cerami	24-04486	Katina Beasley & Aaron Beasley	4102 SW Port St Lucie Blvd
13	Cerami	24-04512	Jeffrey S Downing & Jennifer Downing	413 SW Kabot Ave
14	Cerami	24-04597	Antonio DiMatteo	443 SW Crawfish Dr
15	Diaz	24-01367	Felipe Nmi Henao & Gabriella Henao	2593 SW GROTTO CIR
16	Diaz	24-01661	Lincoln J Fry & Beryl R Fry (EST)	974 SW General Patton Ter
17	Diaz	24-02526	Hugh W Silvera & Victoria Marie Joseph	826 SW Commonwealth Rd
18	Diaz	24-02528	Michael Russell Thorne & Lidisi Thorne	826 SW General Patton Ter
19	Diaz	24-02648	Barbara Jaremko & Christine Jaremko	2292 SW Phyllis Ln

20	Diaz	24-02771	Bethyna M Blaise	2349 SW Pamona St
21	Diaz	24-03295	Josue Alcime	1965 SW Bellevue Ave
22	Diaz	24-03461	BAF 3 LLC	1061 SW Sudder Ave
23	Diaz	24-04018	Louis Gilbert Schell IV	717 SW Aster Rd
24	Diaz	24-04115	Catherine M Garrett & Edward Garrett	854 SW Andrew Rd
25	Diaz	24-04225	Jose R Lage	998 SW Provincetown LN
26	Diaz	24-04232	Tovoy Allen	838 SW Paul Revere Ter
27	Diaz	24-04536	Edna A D'Meza	2308 SW Woodridge St
28	Diaz	24-04610	Laida Ramirez & Serafin Cruz	1958 SW Susset Ln
29	Diaz	24-05172	Alberto Santiago & Alberto Santiago Moreno	1006 SW Del Rio Blvd
30	Gomez	23-18909	IH6 PROPERTY FLORIDA, L.P.	1692 SW BOYKIN AVE
31	Gomez	23-18936	Dorothy Yeakel	1242 SW PORTER RD
32	Gomez	24-01340	Lora J Bateman	3157 SW Crumpacker St
33	Gomez	24-02099	Gail Dawkins	1234 SW ASTURIA AVE
34	Gomez	24-02100	Guadalupe Torres & Maria G Torres	1257 SW San Esteban Ave
35	Gomez	24-02711	2019-1 IH BORROWER LP	3485 SW ENGLEWOOD ST
36	Gomez	24-02722	Ferande Bonhomme & Dieufort Gaston	1650 SW Buttercup Ave
37	Gomez	24-02803	Kenneth M Thomas Jr & Michelle C Thomas	3001 SW COLLINGS DR
38	Gomez	24-02804	Goldie S Van Dyne	1586 SW NERVIA AVE
39	Gomez	24-03046	Patrick M Calhoun	3254 SW Constellation Rd
40	Gomez	24-03055	Michael Nattis & Karla Nattis	3467 SW ENGLEWOOD ST
41	Gomez	24-04076	Arcelita Dulay-Arabe	1522 SW Aledo Ln
42	Miller	23-17350	Marluh Izaguirre	6024 NW Favian Ave
43	Miller	24-00882	Micah Spicer	1994 SW GUERNSEY ST
44	Miller	24-02210	Loleta A Taylor	1912 SW FANFARE ST
45	Miller	24-02234	JS HOMES CORP	1651 SW Rutland St

46	Miller	24-02325	2360 WEBSTER LLC	2360 SW Webster Ln
47	Miller	24-03462	Gerardo A Hernandez Mendez & Luzmila Arellano Sandoval	2301 SW WEBSTER LN
48	Miller	24-03839	Thomas D Furman Jr	1610 SW Import Dr

Code Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
5	Bender	24-01929	James Fulton & Natalie Saint-Nattis	3557 SW Viceroy ST
6	Bender	24-03584	David Rivera	1391 SW Amboy Ave
7	Bender	24-04741	Delfin J Hernandez (EST)	311 SW Feldman Ave
8	Cerami	24-02103	Christopher C Glauber	4426 SW Tabor ST
9	Cerami	24-03576	Kristina Podowski & Robert Rolle	4502 SW Floral St
10	Cerami	24-04512	Jeffrey S Downing & Jennifer Downing	413 SW Kabot Ave
11	Diaz	24-01661	Lincoln J Fry & Beryl R Fry (EST)	974 SW General Patton Ter
12	Diaz	24-02526	Hugh W Silvera & Victoria Marie Joseph	826 SW Commonwealth Rd
13	Diaz	24-02771	Bethyna M Blaise	2349 SW Pamona St
14	Diaz	24-03295	Josue Alcime	1965 SW Bellevue Ave
15	Diaz	24-04018	Louis Gilbert Schell IV	717 SW Aster Rd
16	Diaz	24-04232	Tovoy Allen	838 SW Paul Revere Ter
17	Diaz	24-05172	Alberto Santiago & Alberto Santiago Moreno	1006 SW Del Rio Blvd
18	Gomez	23-18936	Dorothy Yeakel	1242 SW PORTER RD
19	Gomez	24-02711	2019-1 IH BORROWER LP	3485 SW ENGLEWOOD ST
20	Gomez	24-04076	Arcelita Dulay-Arabe	1522 SW Aledo Ln
21	Miller	23-17350	Marluh Izaguirre	6024 NW Favian Ave
22	Miller	24-03462	Gerardo A Hernandez Mendez & Luzmila Arellano Sandoval	2301 SW WEBSTER LN



Agenda Summary

2024-416

Agenda Date: 5/1/2024

Agenda Item No.: 9.a

Placement: New Business

Action Requested: Motion / Vote

Hear Code Violations Special Requests Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Project Coordinator, NSD.

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

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

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

Alternate Recommendations:

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

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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
49	Gomez	24-04557	Nancy D`Agostino (EST)	1512 SW Aledo Ln

Code Violations Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
23	Miller	24-02234	JS HOMES CORP	1651 SW Rutland St



Agenda Summary

2024-417

Agenda Date: 5/1/2024

Agenda Item No.: 10.a

Placement: New Business

Action Requested: Motion / Vote

Hear Certification of Fines Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Project Coordinator, NSD.

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

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

Staff Recommendation: Move that the Council Certify the lien, daily fine and administrative charges on the property.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Certify the lien, daily fine and administrative charges on the property.
2. Move that the Council not certify or approve the presented case and provide staff direction.

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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
50	Bender	21-07368	Lyle Hawkins & Jennifer Hawkins	1714 SE Clearmont ST
51	Bender	23-18641	Patricia Ray & Gary A Ray	836 SW MCCOMB AVE
52	Cerami	23-18894	Tybule Saint Louis & Saphir V Saint Louis	4401 SW CACAO ST
53	Diaz	24-00420	Mitchel Kunish & Michael Allen Coyle Jr.	1882 SW LENNOX ST
54	Gomez	24-00065	Robert G Kuhnke	1025 SW BIANCA AVE

Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
24	Bender	21-07368	Lyle Hawkins & Jennifer Hawkins	1714 SE Clearmont ST
25	Bender	23-18641	Patricia Ray & Gary A Ray	836 SW MCCOMB AVE
26	Cerami	23-18894	Tybule Saint Louis & Saphir V Saint Louis	4401 SW CACAO ST
27	Diaz	24-00420	Mitchel Kunish & Michael Allen Coyle Jr.	1882 SW LENNOX ST
28	Gomez	24-00065	Robert G Kuhnke	1025 SW BIANCA AVE

Next Magistrate Hearing – May 8th, 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

2024-447

Agenda Date: 5/1/2024

Agenda Item No.: 11.a

Placement: New Business

Action Requested: Motion / Vote

Hear Modification 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 Approves the modified lien amount.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Approves the modified lien amount.
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.

Modification Requests

#	Specialist	Case No.	Respondent(s)	Respondent Address
	Rojas	23-14492	PSL Walton LLC	9031 S US Highway 1
	Rojas	22-30146 BL	Rhoda Gay Salman	1897 SW Penrose Ave

Modification Requests

#	Specialist	Case No.	Respondent(s)	Respondent Address
1	Rojas	23-14492	PSL Walton LLC	9031 S US Highway 1
2	Rojas	22-30146 BL	Rhoda Gay Salman	1897 SW Penrose Ave



Agenda Summary

2024-448

Agenda Date: 5/1/2024

Agenda Item No.: 12.a

Placement: New Business

Action Requested: Motion / Vote

Hear Vacate 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 Approves to vacate liens presented.

Alternate Recommendations:

1. Move that the Council amend the recommendation and 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.

Vacate Requests

#	Specialist	Case No.	Respondent(s)	Respondent Address
	Rojas	09-BL-10197	Luis F Machado	1301 SW Babcock Ave
	Rojas	07-06615	Ana M Chong	1959 SE Dranson Cir

Vacate Requests

#	Specialist	Case No.	Respondent(s)	Respondent Address
3	Rojas	09-BL-10197	Luis F Machado	1301 SW Babcock Ave
4	Rojas	07-06615	Ana M Chong	1959 SE Dranson Cir