City of Port St. Lucie

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

Meeting Agenda

Wednesday, October 7, 2026

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. Modification Requests

8.a Hear Modifications Request Cases and Approve the Staff Recommendation — **2026-900**

9. Code Violations

9.a Hear Code Violations Cases and Approve the Staff Recommendation — **2026-902**

10. Code Violations Special Requests

10.a Hear Code Violations Special Requests Cases and Approve the Staff Recommendation — **2026-904**

11. Certification of Fines

11.a Hear Certification of Fines Cases and Approve the Staff Recommendation — **2026-905**

12. Certification of Fines Special Requests

12.a Hear Certification of Fines Special Requests Cases and Approve the Staff Recommendation — **2026-906**

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)

Agenda Summary

2026-900

Agenda Date: 10/7/2026 **Agenda Item No.:** 8.a

Placement: New Business

Action Requested: Motion / Vote

Hear Modifications Request Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Special Projects 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.

Modifications Request

#	Specialist	Case No.	Respondent(s)	Respondent Address
	Rojas	23-30809-BL	John D Jones (TR) and Margaret C Jones (TR)	2751 SW Fondura Rd
	Rojas	23-30810-BL	John D Jones (TR) and Margaret C Jones (TR)	2751 SW Fondura Rd
	Rojas	23-30811-BL	John D Jones (TR) and Margaret C Jones (TR)	2751 SW Fondura Rd
	Rojas	18-07844	Marie L. Saint- Martin	1462 SE Grapeland Ave
	Rojas	25-32267- BL	Jessica Batista	2990 SW Ventura St

Date:10/07/2026

Agenda Summary

2026-902

Agenda Date: 10/7/2026 **Agenda Item No.:** 9.a

Placement: New Business

Action Requested: Motion / Vote

Hear Code Violations Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Special Projects 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	26-07802	Kristine M Theodore	2272 SW EDISON CIR
	Bender	26-07834	Jason Barrios	2412 SW LOQUAT RD
	Kashatus	25-17169	Trevor J Du Toit & Kristina Hall	4262 SW WINSLOW ST
	Mendoza	26-10048	Rose A Minor	3585 SW PUMPKIN ST
	Mendoza	26-10828	Felicita Mays & Jovita S Schnitzius	3679 SW BALLWEG ST
	O'Malley	26-00300	Scott Broward Brantley III (TR)(EST)	2843 SW LUCERNE ST
	O'Malley	26-10671	Pamela G Still	3068 SW VITTORIO ST

Agenda Summary

2026-904

Agenda Date: 10/7/2026 **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, Special Projects 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
	Bender	26-11025	John W Hannaford & Deborah D Hannaford	838 SW SALTONSTALL TER
	Bender	26-12315	Michael J Reed & Omaira Reed	1956 SW ALADDIN ST
	Bender	26-13770	James Richard Rosmos Jr & Leah Sara Rosmos	775 SW ALTON CIR
	Bender	26-14147	Lincoln J Fry (EST) & Beryl R Fry (EST)	974 SW GENERAL PATTON TER
	Bender	26-14264	Frank R Vallejo & Piedad M Vallejo	1798 SW DEL RIO BLVD
	Capp	26-14503	Miles E Cooper & Jessica E Cooper	313 NE GLENTRY AVE
	Capp	26-15129	Valery Ball	317 NW GRANADEER ST
	Cerami	26-14230	Christopher M Landis & Patricia K Landis	2237 SW SALMON RD
	Gomez	26-13681	Michel Petit	1801 SE GENARO TER
	Gomez	26-13880	Dylan Tilley	1669 SE NORTH BLACKWELL DR
	Kashatus	26-14190	Joshua J Colter & Kristel N Miley	386 SW HOLLYHOCK DR
	Mendoza	26-12852	David Rivera	1391 SW AMBOY AVE
	Mendoza	26-12924	Kenneth S Victor & Margaret A Victor	1565 SW DYCUS AVE
	Mendoza	26-14603	Matthew Lean	3802 SW RAMSPECK ST
	Miller	26-11965	Brian J Quinn	830 SE EVERGREEN TER
	Miller	26-13434	Glenn Goodearl (EST)	1737 SE ANECI ST
	O'Malley	26-12259	Carlos Mejia	1033 SW ASWAN AVE
	Peco	26-13991	Andrew G Rosas	1649 SW TAURUS LN
	Peco	26-15305	HOME SFR BORROWER LLC	213 SW CRESCENT AVE
	Peco	26-15649	Cecelia Jimenez & Wandry Taveras	213 SW CHAPMAN AVE
	Wise	26-15463	Sharon O Waldron	6869 NW DRAGON ST

Agenda Summary

2026-905

Agenda Date: 10/7/2026 **Agenda Item No.:** 11.a

Placement: New Business

Action Requested: Motion / Vote

Hear Certification of Fines Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Special Projects 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
	Bender	26-03892	June E James-Kaviar	2025 SW AMERICANA ST
	Bender	26-00799	Deniene C Wright & Vaughn C Wright	1218 SW PARMA AVE
	Bender	26-08515	Matheus Cirio Martins-Santos	1826 SW DEL RIO BLVD
	O'Malley	26-07205	Jean E Leger & Amyole Jean Bapstiste Leger	3182 SW ESPERANTO ST

Agenda Summary

2026-906

Agenda Date: 10/7/2026 **Agenda Item No.:** 12.a

Placement: New Business

Action Requested: Motion / Vote

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

Submitted By: Sara Brown, Special Projects Coordinator, NSD.

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

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

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

Alternate Recommendations:

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

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

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

Certification of Fines Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Bender	26-07372	Lincoln J Fry (EST) & Beryl R Fry (EST)	974 SW GENERAL PATTON TER
	Cerami	26-07106	MJ Homes And Properties LLC	1941 SW OAKWOOD RD
	Kashatus	26-02734	Myrlene Severe	386 SW LACROIX AVE
	Kashatus	26-09034	John Lancia	1402 SW JACKSONVILLE AVE

Next Magistrate Hearing – October 14, 2026 SM Davis

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