

City of Port St. Lucie

Special Magistrate Hearing

Meeting Minutes

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

Wednesday, October 8, 2025

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 Keith Davis Esq. on October 8, 2025, at 9:00 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Keith Davis Esq., Special Magistrate
Sara Brown, Project Coordinator
Wesley Armstrong, Code Compliance Supervisor
Michael Dickerson, Code Compliance Officer
Tyler Herzog, Code Compliance Officer
Roque Gomez, Code Compliance Officer
Evelyn Rojas, Lien Services Officer
Richard Shiller, Deputy City Attorney
Daisy Ruiz, Deputy City Clerk

2. Pledge of Allegiance

The Special Magistrate led the assembly in 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 Compliance Officers.

4. Approval of Minutes

4.a Hear Approval of Minutes for 7/9/2025 and 8/13/2025 Cases
and Approve the Staff Recommendation

[2025-922](#)

The Special Magistrate approved meeting minutes for July 9, 2025 and August 13, 2025, as submitted.

5. Late Abatements and/or Postponements

Project Coordinator Brown indicated that case 25-07449 was postponed.

Project Coordinator Brown indicated that the following cases were abated; 23-02572, 25-00703, 25-12359, 25-12596, 25-12139, and 25-12521.

6. Approval of Agenda

The Special Magistrate approved the agenda, as published.

7. Introduction of Cases

8. Solid Waste Certification of Fines

8.a Hear Solid Waste Certification of Fines Cases and Approve the Staff Recommendation[2025-923](#)

There was nothing to be heard under this item.

9. Code Violations

9.a Hear Code Violations Cases and Approve the Staff Recommendation[2025-924](#)

10. HERZOG / CASE NO. 25-07349 / 243 SW STATLER AVE

Code Compliance Officer Herzog read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. He noted that most of the violations had been fixed, and the only violations left were for the garage door and missing soffits.

The Deputy City Clerk swore in Stephanie DeSanti, who represented the Respondent. She stated that they would not be able to complete the remaining violations until next year. Officer Herzog noted that there had been a lien on the property since 2018. The Special Magistrate inquired if there was any type of cost-effective stop-gap measure to get this away from Code Enforcement, to which Supervisor Armstrong replied that applying for a permit could help prolong the process.

The Special Magistrate continued this case to April 8, 2026.

8. DICKERSON / CASE NO. 24-05018 / 8896 S US HIGHWAY 1

Code Compliance Officer Dickerson read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. He requested to strike violation 158.232, to which the Special Magistrate approved. He also noted that he received documentation that morning showing that the contract was now on file, so they were looking to put in additional time for this case on the record.

The Deputy City Clerk swore in Respondent Jason Corley, NAPA Auto Parts Store Manager, who reiterated that they now had a contract to have

the parking lot done and restriped, and that they could have it done in 90 days.

The Special Magistrate continued this case to January 14, 2026.

10. Code Violations Special Requests

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

[2025-925](#)

17. GOMEZ / CASE NO. 25-12486 / 1399 SE APPAMATTOX TER

Code Compliance Officer Gomez read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. He noted that the case had been continued and had not been heard. He also informed that a permit had not been pulled, nor approved, and that he had spoken to Engineering, who said that they would not approve any permits for driveways on the backend to empty out into the road.

The Deputy City Clerk swore in Respondent John LaPeter, who was represented by attorney Joel Weiner. Attorney Weiner, who inquired as to how his client could comply if a permit was not able to be issued, to which Mr. Gomez replied that the compliance was set in order to remove the area that was unpermitted. Supervisor Armstrong stated that Public Works does not issue permits for rear driveways to connect to Green River due to safety concerns. Attorney Weiner asked Mr. LaPeter if his wife had applied for a permit, to which Mr. LaPeter replied that she had tried, but they would not issue one. The Respondent requested an extension, to which the City did not have an objection.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by November 7, 2025. He stated that he would not issue any abatements at this time.

11. Vacant Lot Violations

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

[2025-926](#)

There was nothing heard under this item.

12. Certification of Fines

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

[2025-927](#)

56. WILLIAMS / CASE NO. 25-04260 / 10585 S US HIGHWAY 1

Code Compliance Officer Gomez read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. He noted that there were 2 previously maxed-out liens on this property, and that there had been minimal contact with the Respondent.

The Deputy City Clerk swore in Respondent Earl Moore, who stated that they were aware of the 2 maxed-out liens, and the neighboring gas station damaged all their irrigation lines, which made them postpone the updates for landscaping. He requested an extension to complete this, to which the City did not have an objection.

The Special Magistrate granted a continuance to November 12, 2025.

The Special Magistrate continued this case until January 17, 2024.

13. Certification of Fines Special Requests

- 13.a** Hear Certification of Fines Special Requests Cases and
Approve the Staff Recommendation

[2025-928](#)

There was nothing heard under this item.

14. Vacant Lot Certification of Fines

- 14.a** Hear Vacant Lot Certification of Fines Cases and Approve the
Staff Recommendation

[2025-930](#)

There was nothing heard under this item.

15. Modification Requests

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

[2025-963](#)

Evelyn Rojas, Lien Services Department, stated that these modifications are requested by the applicant. They are heard as a matter of City policy and are not mandated by Florida Statute. City Council holds these liens and they are considered to be assets of the City. Per City ordinance, the Special Magistrate has authority to modify these liens, agenda items 5 through 6.

16. Vacate Requests

- 16.a** Hear Vacate Requests Cases and Approve the Staff
Recommendation

[2025-964](#)

Evelyn Rojas, Lien Services Department, stated that the vacate requests on today's agenda, item 7, have come from citizens or City staff, have been found by the City to be invalid, and require Special Magistrate signature.

17. How Parties are Notified

The Project Coordinator read the following into the record: 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. The Project Coordinator requested that the Clerk enter the cases into the record and asked the Special Magistrate if he had any questions about any cases with no parties present, to which he responded in the negative.

18. Introduction of Cases Without Parties Present

The following cases without parties present were read into the record by the Project Coordinator:

25-11847 2049 SW Hayworth Ave
25-07733 1633 SW Bellevue Ave
25-09569 373 SW Kentwood Rd
25-12560 797 SW Hillsboro Cir
25-12047 525 SW Dairy Rd
25-13238 420 SW Crawfish Dr
25-13241 3040 SE Galt Cir
25-13296 4165 SW Bamberg St
25-13605 2167 SE Trillo St

19. Public to be Heard

There were no public comments to be heard.

20. Adjourn

There being no further business, the meeting was adjourned at 9:44 a.m.

Daisy Ruiz, Deputy City Clerk

Typed by: Jasmin De Freese, Deputy City Clerk