

City of Port St. Lucie

Special Magistrate Hearing

Meeting Minutes - Final

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

Wednesday, August 20, 2025

9:00 AM

City Hall, Council Chambers

Addition of Items 12A and 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 Esq. on August 20, 2025, at 9:11 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
Aaron Biehl, Code Compliance Supervisor
Carlloyd Rose, Code Compliance Officer
Roque Gomez, Code Compliance Officer
Brandon Wise, Code Compliance Officer
Mishla Pierre, Code Compliance Officer
Greg Bender, Code Compliance Officer
Sarah Peco, Code Compliance Officer
Evelyn Rojas, Lien Services Officer
Janet Williams, Lien Services Officer
KeAndrea Davis, Deputy City Attorney
Jasmin De Freese, 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

There was nothing to be heard under this item.

5. Late Abatements and/or Postponements

Project Coordinator Brown indicated that the following cases were postponed;

25-06463, 25-07215, and 24-17042.

6. Approval of Agenda

The Special Magistrate approved the agenda, as published.

7. Introduction of Cases

8. Code Violations

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

[2025-769](#)

25. WISE / CASE NO. 25-09958 / 652 SW DWIGHT AVE

(Clerk's Note: The Respondent appeared via Zoom.)

Code Compliance Officer Wise 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.

Attorney Fuller represented the applicant and informed that this was a probate matter and they were hoping to close soon. She explained that the majority of the heirs live in Japan, and that they had a situation with one of the heirs not being biological, but they had since obtained a new Affidavit of Heirship. The Special Magistrate inquired as to how close they were to finishing, to which Attorney Fuller replied that the heirs had approved of selling the home and they had a buyer, so they anticipated closing by the end of August or early September. The Special Magistrate then inquired about the condition of the roof, to which Attorney Fuller replied that there was a tarp, but it had been taken off so she was unsure of the issues that would make it a violation, and Officer Wise also clarified that no other issues required permitting.

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 60-day compliance deadline by October 22, 2025.

23. WISE / CASE NO. 25-09251 / 2086 SW GEMINI LN

Code Compliance Officer Wise 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 added that the Respondent was in the process of obtaining a permit.

The Deputy City Clerk swore in Respondent Luanne Haygood, who stated that her parents (the McQuade's) had moved, and mail had been

forwarded to their new address, so she did not receive the first notice, and she requested an extension. The Special Magistrate inquired of a timeframe for compliance, to which Ms. Haygood replied that she was not sure and was on a waitlist for an assistant program. Officer Wise stated that the City would recommend a 90-day compliance date. The Special Magistrate continued the case to November 12, 2025.

22. WISE / CASE NO. 25-08433 / 301 SW FAIRWAY AVE

Code Compliance Officer Wise 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.

The Deputy City Clerk swore in Respondent John O'Conner, who informed that it was his mother's estate that he would be taking over, and that he had a permit to repair the driveway. Supervisor Armstrong advised that the entire culvert did not need to be replaced and made recommendations to resolve the issues. He recommended a 90-day continuation.

The Special Magistrate continued this case to November 12, 2025.

17. ROSE / CASE NO. 25-05558 / 2137 SW IMPERIAL ST

Code Compliance Officer Rose 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.

The Deputy City Clerk swore in Kara Francis, who advised that she rents the home from Respondent Virginia Frasier. She requested a 30-day 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 order a compliance deadline of September 24, 2025.

19. WISE / CASE NO. 25-05256 / 2049 SW BURLINGTON ST

Code Compliance Officer Wise 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.

The Deputy City Clerk swore in Respondent Jean Claude Alcime, who stated that this was a rental property, and that the tenant had passed away, but his wife refused to move the vehicle, so they contacted his son

in Detroit who had since removed it. He stated that he could take care of compliance for the remaining violations by 30-days.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and order a compliance deadline of September 27, 2025.

20. WISE / CASE NO. 25-07261 / 301 SW FAIRWAY AVE

Code Compliance Officer Wise 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.

(Clerk's Note: The Respondent was not present.)

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and granted all relief requested by the City.

9. Code Violations Special Requests

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

[2025-770](#)

31. GOMEZ / CASE NO. 25-09892 / 1562 SE COLLETTE CIR

(Clerk's Note: The Respondent appeared via Zoom.)

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. The Special Magistrate inquired if this was an unoccupied residence, to which Officer Gomez responded in the negative and stated that there were also maxed-out liens. The Special Magistrate inquired if there was a separate case for the boarded windows, to which Officer Gomez replied that it was not part of this case, and it was due to a police incident in which they had to break the windows.

The Deputy City Clerk swore in Respondent Kimberly Bigelow, who stated that she did not have a landscaper, the police blew out her windows, the debris in the backyard was not garbage as it was bicycle parts that her son puts together, the screen enclosures needed to be done, they put a cover on the pool, the roof would be put on this week or next week, the mailbox does have the address on it, and the stucco needs to be redone. She stated that she did not have the funds, but was doing the best she could, that the grass was taken care of last week, but she did not contact Code

Compliance to inform them, and that she was working on getting the car back on the road.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and order a 30-day compliance deadline of September 24, 2025. If not in compliance by September 24, 2025, the Special Magistrate authorized the City to enter the property, pursuant to Section 162.08(5), F.S., to bring the property into compliance.

29. GOMEZ / CASE NO. 25-06126 / 2462 SE TRACY AVE

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 stated the Respondent advised him that it would be taken care of next week.

The Deputy City Clerk swore in Emanuel Mobley. The Special Magistrate inquired as to how long he would need to come into compliance, to which Mr. Mobley replied 30 days.

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 compliance by September 17, 2025. If not in compliance by September 17, 2025, the Special Magistrate authorized the City to enter the property, pursuant to Section 162.08(5), F.S., to bring the property into compliance.

45. WISE / CASE NO. 25-10259 / 225 SW THORNHILL DR

Code Compliance Officer Wise 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.

The Deputy City Clerk swore in Respondent Thaddeus Isenhour, who stated that he thought everything was taken care of, but that he would maintain the high grass and weeds. He requested a few weeks extension.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and order a compliance deadline of September 3, 2025. If not in compliance by September 3, 2025, and the Special Magistrate authorized the City to enter the property, pursuant to Section 162.08(5), F.S., to bring

the property into compliance.

32. GOMEZ / CASE NO. 25-10092 / 1825 SE BALLETO ST

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.

The Deputy City Clerk swore in Respondent Kurt Hoyer, who stated that the grass had since been cut as he had a lawn service that takes care of it. He stated that the side plants were not his and his neighbor was in the process of trimming them, and that many items have since been removed. He also stated that he had a rodent infestation and had to move the items out, but the problem had been remedied. The Special Magistrate inquired as to how much time he would need to come into compliance, to which Mr. Hoyer replied just a couple of weeks.

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 compliance by September 3, 2025.

26. BENDER / CASE NO. 25-07471 / 166 NW CARMELITE ST

(Clerk's Note: The Respondent was not present.)

Code Compliance Officer Bender 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.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation of the remaining cited Code Sections and granted all relief requested by the City.

27. BENDER / CASE NO. 25-10027 / 5718 NW NORTH MACEDO BLVD

(Clerk's Note: The Respondent was not present.)

Code Compliance Officer Bender 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.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation of the remaining cited Code Sections and granted all relief requested by the City.

28. GOMEZ / CASE NO. 24-19356 / 1525 SE FACULTY CT

(Clerk's Note: The Respondent was not present.)

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.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation of the remaining cited Code Sections and granted all relief requested by the City.

30. GOMEZ / CASE NO. 25-08198 / 1343 SE VESTRIDGE LN

(Clerk's Note: The Respondent was not present.)

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.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation of the remaining cited Code Sections and granted all relief requested by the City.

33. GOMEZ / CASE NO. 25-10300 / 2232 SE BERKSHIRE BLVD

(Clerk's Note: The Respondent was not present.)

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.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation of the remaining cited Code Sections and granted all relief requested by the City.

34. PECO / CASE NO. 25-08967 / 2115 SE HOLLAND ST

(Clerk's Note: The Respondent was not present.)

Code Compliance Officer Peco 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.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation of the remaining cited Code Sections and granted all relief requested by the City.

35. PECO / CASE NO. 25-09025 / 3232 SE QUAY ST

(Clerk's Note: The Respondent was not present.)

Code Compliance Officer Peco 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.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation of the remaining cited Code Sections and granted all relief requested by the City.

36. PECO / CASE NO. 25-09361 / 454 SE CORK RD

(Clerk's Note: The Respondent was not present.)

Code Compliance Officer Peco 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.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation of the remaining cited Code Sections and granted all relief requested by the City.

37. PECO / CASE NO. 25-09538 / 1386 SE BUCKINGHAM TER

(Clerk's Note: The Respondent was not present.)

Code Compliance Officer Peco 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.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation of the remaining cited Code Sections and granted all relief requested by the City.

38. PECO / CASE NO. 25-09540 / 2131 SE NEW YORK ST

(Clerk's Note: The Respondent was not present.)

Code Compliance Officer Peco 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.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation of the remaining cited Code Sections and granted all relief requested by the City.

39. PECO / CASE NO. 25-10385 / 1101 SE MENORES AVE

(Clerk's Note: The Respondent was not present.)

Code Compliance Officer Peco 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.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation of the remaining cited Code Sections and granted all relief requested by the City.

40. PECO / CASE NO. 25-10432 / 1872 SE ENFIELD AVE

(Clerk's Note: The Respondent was not present.)

Code Compliance Officer Peco 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.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation of the remaining cited Code Sections and granted all relief requested by the City.

41. PECO / CASE NO. 25-11487 / 398 SW RYAN AVE

(Clerk's Note: The Respondent was not present.)

Code Compliance Officer Peco 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.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation of the remaining cited Code Sections and granted all relief requested by the City.

42. PIERRE / CASE NO. 25-09629 / 755 SE ALBATROSS AVE

(Clerk's Note: The Respondent was not present.)

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.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation of the remaining cited Code Sections and granted all relief requested by the City.

43. PIERRE / CASE NO. 25-10577 / 929 SE BAYFRONT AVE

(Clerk's Note: The Respondent was not present.)

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.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation of the remaining cited Code Sections and granted all relief requested by the City.

44. ROSE / CASE NO. 25-09022 / 3231 SE PINTO ST

(Clerk's Note: The Respondent was not present.)

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.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation of the remaining cited Code Sections and granted all relief requested by the City.

10. Certification of Fines**10.a** Hear Certification of Fines Cases and Approve the Staff Recommendation[2025-771](#)**29. PIERRE / CASE NO. 24-19078 / 289 SW ELDERBERRY DR**

Code Compliance Officer Pierre 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.

The Deputy City Clerk swore in Respondent Kevin Bautista, who stated that they were first time homebuyers and didn't know of the City Codes. He stated that he could move the chairs and car today. Supervisor Armstrong advised that there was a previous case from February, in which the lien was maxed out. He also stated that since a compliance date had already passed, they could put a 24-hour hold on the case to allow him to come into compliance. The Special Magistrate explained the procedures for a Certification of Fines case.

The Special Magistrate found that based on the testimony and evidence, the property remained in violation. He granted 24 hours for compliance, and if compliance was not met, he would certify the fine and order a fine in the amount of \$25/day, up to a maximum of \$50,000 and \$411 in administrative costs.

11. Certification of Fines Special Requests

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

[2025-772](#)

64. WISE / CASE NO. 25-03361 / 111 SW CHAPMAN AVE

Code Compliance Officer Capp 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 City had cut the high grass. Supervisor Armstrong stated that the continued abatement was for a different case.

The Deputy City Clerk swore in Kimberly Russo who represented the Respondent. She stated that she was taking care of both her father and daughter, and that she hired someone to take care of the residence. Supervisor Armstrong stated that the City would be in favor of abating the administrative costs and assessing the cost for the City to maintain the grass.

Based on the testimony and evidence presented, the Special Magistrate ordered costs in the amount of \$225.

61. BENDER / CASE NO. 25-02199 / 461 NW MARION AVE

(Clerk's Note: The Respondent was not present.)

Code Compliance Officer Bender 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.

Based on the testimony and evidence presented, the Special Magistrate found that the Respondent had failed to comply with the deadline set forth in the Violation Hearing. He granted all costs and relief to the City.

62. BENDER / CASE NO. 25-07413 / 401 NW LINCOLN AVE

(Clerk's Note: The Respondent was not present.)

Code Compliance Officer Bender 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.

Based on the testimony and evidence presented, the Special Magistrate found that the Respondent had failed to comply with the deadline set forth in the Violation Hearing. He granted all costs and relief to the City.

63. PIERRE / CASE NO. 25-05134 / 1402 SE NAVAJO LN

Code Compliance Officer Owens 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.
(Clerk's Note: The Respondent was not present.)

Based on the testimony and evidence presented, the Special Magistrate found that the Respondent had failed to comply with the deadline set forth in the Violation Hearing. He granted all costs and relief to the City.

12. Modification Requests

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

[2025-809](#)

Janet Williams, 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 item 1.

13. Vacate Requests

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

[2025-810](#)

Janet Williams, Lien Services Department, stated that the vacate requests on today's agenda, item 2 through 5, have come from citizens or City staff,

have been found by the City to be invalid, and require Special Magistrate signature.

14. 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.

15. Introduction of Cases Without Parties Present

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

25-08820 345 Midfield Ln
25-05457 2301 SE Bounty Ave
25-06890 2286 SE Sesame Ln
25-09013 2432 SE Charleston Dr
25-07678 1641 SE Goucho Ave
25-08969 1449 SE Vesthaven Cir
25-08996 2431 SE Morningside Blvd
25-10722 1171 SE Mendavia Ave
25-09044 802 SE Chaloupe Ave
25- 09987 1126 SE Clifton Ln
25-08390 1973 SW Aquarius Ln
25-09797 191 SW Nativity Ter
25-04588 2302 SE Leithgow St
24-02502 2252 SE Flanders Rd
25-08275 1126 SE McFarlane Ave
24-19491 4180 SW Webb St
24-19786 632 SE Clifton Ln
25-06486 890 SE Walters Ter
24-18035 2291 SW Jay Ave

25-00703 1649 SW Taurus Ln
25-01475 1581 SE Sutton Ave
25-04166 568 SW Carter Ave
25-05290 1898 SW Brisbane St

16. Public to be Heard

There were no public comments to be heard.

17. Adjourn

There being no further business, the meeting was adjourned at 11:47 a.m.

Jasmin De Freese, Deputy City Clerk