

# **City of Port St. Lucie**

## **Special Magistrate Hearing**

### **Meeting Minutes - Final**

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

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**Wednesday, December 17, 2025**      **9:00 AM**      **City Hall, Council Chambers**

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**1. Meeting Called to Order**

A SPECIAL MAGISTRATE HEARING of the City of Port St. Lucie was called to order by Special Magistrate Kelly Rodriguez Esq. on December 12, 2025, at 9:05 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Kelly Rodriguez Esq., Special Magistrate  
Jennifer Vannatter, Licensing Investigator  
Daron Subryan, Licensing Investigator  
Beth Barense, Permitting Manager  
Evelyn Rojas, Lien Specialist  
Isa Alvarez, Building Department  
Richard Shiller, 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 Licensing Investigators.

**4. Approval of Minutes**

**4.a Approval of Hearing Minutes November 19th, 2025**

**2025-1198**

The Special Magistrate approved the November 19, 2025, meeting minutes as submitted.

**5. Late Abatements and/or Postponements**

(Clerk's Note: A partial release request was heard prior to item 5.)

Evelyn Rojas, Lien Services Department, stated the following:

A Special Magistrate Order imposing a fine was recorded in the public records and became a lien on the property found to be in violation. The lien also attached

to a non-violating property, which the Violator owns. The Violator now wishes to sell the non-violating property and has submitted to Lien Services an application for a partial release, along with the application fee as required by Section 37.13 of the City Code. If this request is granted, the non-violating property can be sold free and clear of the lien, but the lien will remain in full force and effect against the violating property and any other properties owned by the Violator. The partial release of lien will be recorded only after the administrative and hard costs have been paid. Case No. 24-31413BL 1698 SE Niemeyer Cir.

Attorney Shiller clarified that there was a cross-attached lien and they were requesting for the lien to be released from only one property so that the owner could sell the non-offending property.

The Special Magistrate ordered the partial release of lien for 1698 SE Niemeyer Cir. The lien shall remain in full force & effect and shall continue to encumber the offending property and all other real property owned by the Respondent. As to the partial release, all administrative and hard costs attributed to the offending property shall be paid in full by the applicant, and upon satisfaction of the conditions set forth above, the Lien Services Division shall record a certified copy of this order as a partial release of the lien in the Official Records of St. Lucie County.

(Clerk's Note: Item 5 was read at this time.)

Ms. Alvarez indicated that the following cases were postponed; 32267, 32212, and 32036.

Ms. Alvarez indicated that the following cases were abated; 31934.

6. Approval of Agenda

The Special Magistrate approved the agenda, as published.

7. Introduction of Cases

8. Case Presentations to Determine Violation of City Code and Set Compliance Deadline

**8.a** Hear Case Presentations to Determine Violation of City Code and Set Compliance Deadline

[2025-1199](#)

There was nothing heard under this item.

9. Case Presentations to Determine Compliance with City Code and Imposition of a Fine

**9.a** Hear Case Presentations to Determine Compliance with City Code and Imposition of a Fine

[2025-1200](#)

## 5. SUBRYAN / CASE NO. 31924 / 5385 NW RUGBY DR

Licensing Investigator Subryan 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 that the pergola was currently in plan review and that the Respondent had hired an architect.

The Deputy City Clerk swore in Respondent Andrew Lewis, who stated that the structure was not intended to be built without a permit, but they were deceived by the contractor, and that he was waiting for the new plans so he could get the permit. Investigator Subryan recommended a 30-day 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 ordered a 30-day compliance deadline by January 27, 2026. If not in compliance by this date, a fee of \$25/day will be assessed.

## 7. SUBRYAN / CASE NO. 32218 / 2561 SE VICTORY AVE

Licensing Investigator Subryan 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 that the Respondent had made a submission yesterday, so they were awaiting the results. Investigator Subryan and Beth Barense, Permitting Manager, also clarified that somebody previously inhabited the dwelling, but it was now intended to be used as a pool cabana, and they were awaiting Planning & Zoning's review. Investigator Subryan recommended a 30-day extension.

The Deputy City Clerk swore in Respondent Corina Carmen Cozma Chirimbes, who stated that she had been looking for additional income and was not aware of the City's ADU Code, and that she thought she only needed to correct the plumbing, but she has since hired out to correct the issues and has submitted paperwork. She stated that she could not afford the remainder of the project so she may be selling the property, and she inquired if she paid the amount if it would guarantee her to be in compliance, to which the Special Magistrate responded in the negative.

Investigator Subryan stated that they could extend to 60-days, and the Special Magistrate recommended that she obtain an attorney and stated that whether it is sold or kept, the structure needs to come into compliance. Investigator Subryan stated that another way to come into compliance is to

remove the electrical and plumbing.

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 February 24, 2026. If not in compliance by this date, a fee of \$50/day will be assessed, in addition to administrative costs in the amount of \$335.

#### 11. VANNATTER / CASE NO. 31630 / 9168 S US HWY 1

Licensing Investigator Vannatter 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. She stated that the Respondent had been diligently working to get the contractor to reapply, and that there had been a submission in June that got denied, but nothing had been resubmitted. She also stated that there had not been clear communication from the contractor on what needed to be completed. She informed that all that needed to be done was to get the permit application back into the Building Department.

The Deputy City Clerk swore in Lindsay Norris, a representative for Respondent Bre Throne East Port Plaza, LLC. She stated that the previous owners had the 3 units combined and they were unaware that it was not permitted when they purchased the property, and that she was trying to work with the contractor, but she was not always obtaining a response, so she would reach out to Investigator Vannatter. She stated that they would need a couple of weeks and wanted to know exactly what was needed to be in compliance before fees are assessed, to which Investigator Vannatter replied that they needed the permit issued before the next hearing, and she recommended a 60-day extension. Ms. Alvarez also clarified the plan review process.

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 February 24, 2026. If not in compliance by this date, a fee of \$100/day will be assessed, not to exceed \$10,000, in addition to administrative costs in the amount of \$510.

#### 14. VANNATTER / CASE NO. 31790 / 442 SE FAIRCHILD AVE

Licensing Investigator Vannatter 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. She stated that the Respondent had made timely submissions, but there

had been a few months of a hold up at the Planning & Zoning Department, but it was now in plan review.

The Deputy City Clerk swore in Respondent Nesly Pierre, who stated that she now wants to remove the addition. Investigator Vannatter stated that staff had not realized that the sheds needed to be removed as well, and they had spoken to Ms. Pierre that morning. Ms. Pierre stated that she had hired a licensed contractor, and staff indicated that submissions have been made recently. Investigator Vannatter recommended a 60-day extension, and she clarified that for the front shed she either needed a permit or to remove it.

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 February 24, 2026. If not in compliance by this date, a fee of \$50/day will be assessed, not to exceed \$10,000, in addition to administrative costs in the amount of \$510.

#### 10. How Parties are Notified

Ms. Alvarez 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 Building Department.

#### 11. Introduction of Cases Without Parties Present

Ms. Barense read the following into record:

Regarding the following cases entered into public record, the Building Investigators inspected the properties and found violations to exist. A reasonable date for compliance was subsequently given, but upon re-inspection it was confirmed that compliance was not achieved. A formal Notice of Hearing was issued for today's hearing, and the Respondent has failed to appear. The City requests that these cases be found in violation of their respective listed code sections and be given 30 days to bring the property into compliance. Should compliance not be met, the City requests that a future hearing be scheduled to

determine and impose an appropriate fine.

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

**CODE VIOLATIONS**

32267 2990 SW VENTURA ST  
32277 3102 SW WATSON CT  
32248 544 NW UNIVERSITY BLVD STE 106  
32261 540 NW UNIVERSITY BLVD STE 104

The Special Magistrate found that parties were not present, and found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance date of January 27, 2026. If compliance is not achieved by this date, the City may bring the matter back to determine the fines for a Certification of Fines Hearing.

Ms. Barense read the following into record:

Regarding the following cases entered into public record, a Violation Hearing was held, and a date of compliance was issued by the Special Magistrate. Upon re-inspection by a Building Investigator, it was determined that compliance has not been achieved for the violations of the respective listed sections of the code. A formal Notice of Hearing was issued for today's hearing, and the Respondent has failed to appear. The City requests that the fines be certified and administrative costs be assessed and awarded to the City.

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

**CERTIFICATION OF FINES**

32200 1505 SE ROYAL GREEN CIR UNIT 103  
32217 325 SE PORT ST LUCIE BLVD  
32212 6149 NW DUKE CIR  
32230 440 SW NORTH QUICK CIR  
32079 1557 SW URBINO AVE  
32036 6913 NW LTC PKWY  
31994 825 SW CALIFORNIA BLVD  
32242 318 NW BETHANY DR

The Special Magistrate found that the parties were not present, and found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and imposed a fine to be set forth in a lien.

**12. Public to be Heard**

There were no public comments to be heard.

13. Adjourn

There being no further business, the meeting was adjourned at 10:12 a.m.

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Jasmin De Freese, Deputy City Clerk