

City of Port St. Lucie
Special Magistrate Hearing
Meeting Minutes - Final

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

Wednesday, August 6, 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 Claudette Pelletier Esq. on August 6, 2025, at 9:01 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Claudette Pelletier Esq., Special Magistrate
Sara Brown, Project Coordinator
Wesley Armstrong, Code Compliance Supervisor
Aaron Biehl, Code Compliance Supervisor
Miguel Mendoza, Code Compliance Officer
Brandon Wise, Code Compliance Officer
Greg Bender, Code Compliance Officer
Jeremy Kashatus, Code Compliance Officer
Carlloyd Rose, Code Compliance Officer
Evelyn Rojas, Lien Services Officer
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 Code Compliance Officers.

4. Approval of Minutes

4.a Hear Approval of Minutes for 6/4/2025 and 6/11/2025 Cases
and Approve the Staff Recommendation

[2025-728](#)

The Special Magistrate approved the June 4, 2025, and June 11, 2025 meeting minutes as submitted.

5. Late Abatements and/or Postponements

Project Coordinator Brown indicated that the following cases were postponed;

25-08944, 25-03576, 25-07077, 25-06327, 25-05991, 25-07942, 25-09828, 25-01273, 25-01500.

Project Coordinator Brown indicated that the following cases were abated; 25-11890.

6. Approval of Agenda

The Special Magistrate approved the agenda, as published.

7. Introduction of Cases

8. Modification Requests

8.a Hear Modification Requests Cases and Approve the Staff Recommendation

[2025-729](#)

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 1 through 3.

9. Vacate Requests

9.a Hear Vacate Requests Cases and Approve the Staff Recommendation

[2025-730](#)

Evelyn Rojas, Lien Services Department, stated that the vacate requests on today's agenda, item 4 through 9, have come from citizens or City staff, have been found by the City to be invalid, and require Special Magistrate signature.

10. Code Violations

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

[2025-731](#)

11. BENDER / CASE NO. 25-08615 / 5821 NW DOOLEY CIR

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 Deputy City Clerk swore in Respondent Christine Van Der Heide, who informed that this was due to hurricane damage, and she has gone through every phase of the process except appraisal. She stated that she kept the fence up because of inspections, and the appraiser would be coming out. She also noted that whole fence was compromised, and she

was not going to wait for the insurance company to replace the fence. She requested an extension of time.

Code Compliance Supervisor Wesley Armstrong inquired if she had a signed contract with the fencing company, to which Ms. Van Der Heide responded in the negative. Supervisor Armstrong inquired if she would be able to provide a signed contract within 30 days, to which Ms. Van Der Heide responded in the affirmative. The City did not object to a 30-day extension.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, she found the property remained in violation as cited and ordered a 30- day compliance deadline.

16. CERAMI / CASE NO. 25-03581 / 3434 SW EDO ST

(Clerk's Note: Code Compliance Supervisor Aaron Biehl presented the case on behalf of Code Compliance Officer Charles Cerami.)

Code Compliance Supervisor Biehl 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 skateboard ramp had been moved, and the fencing panels would be replaced, so this case would be hearing only the fence and the roof.

The Deputy City Clerk swore in Respondent Ryan Maples, who stated that this could lead to potential litigation and requested an extension, to which the City did not object. Code Compliance Supervisor recommended having 1 compliance date and having it be 30 days.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, she found the property remained in violation as cited and ordered a 30-day compliance deadline.

20. KASHATUS / CASE NO. 25-04037 / 4245 SW WHITEBREAD RD

Code Compliance Officer Kashatus 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 Respondents Agnes Ferguson and Silvia

Ferguson. Ms. Silvia Ferguson advised that the roofing company stole everyone's money and then went bankrupt, and they were referred to by someone else, but they were uncomfortable with trusting another company. Ms. Agnes Ferguson discussed the history of working with the companies and she was unsure when the settlement check would be received. Officer Kashatus stated that the City would not object to an extension of time, but it would depend on when the check is received. Supervisor Armstrong suggested that 6 months would be sufficient, and he noted that there was a permit.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, she found the property remained in violation as cited and ordered a 6-month compliance deadline.

22. KASHATUS / CASE NO. 25-07438 / 540 SW NORTH QUICK CIR

Code Compliance Officer Kashatus 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 only violations left were the exterior structure and open storage.

The Deputy City Clerk swore in Respondent David D. Seibert, who stated that the open storage was materials to fix panels on his fence, and that he has had personal business to attend to in Palm Bay, but he is trying his best. The Special Magistrate inquired as to how much time he would need for compliance, to which Mr. Seibert stated that he was unsure. Supervisor Armstrong recommended a 14-day compliance date.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, she found the property remained in violation as cited and ordered a 14-day compliance deadline.

24. MENDOZA / CASE NO. 25-04558 / 1108 SW ESTAUGH AVE

Code Compliance Officer Mendoza 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 Respondents Melissa DeFrancesco and Michaela Trump-Chandler. Ms. DeFrancesco stated that she had a tornado come through and was advised not to touch anything by the

insurance company. Ms. Trump-Chandler stated that the tarp was installed as a temporary roof and they've corrected and secured it, and she advised of history with Ms. DeFrancesco. Supervisor Armstrong inquired if they had an attorney, to which they responded in the negative. Supervisor Armstrong recommended a 6-month compliance date.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, she found the property remained in violation as cited and ordered a 6-month compliance deadline.

25. MENDOZA / CASE NO. 25-05245 / 2037 SW CRANBERRY ST

Code Compliance Officer Mendoza 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 Ryan Edward Smythe, who stated that he had the roof replaced and requested more time to fix the driveway. He stated that the open storage was because his garage was full of his mother-in-law's items, of whom passed away. Code Compliance Supervisor Biehl recommended a postponement due to the driveway potentially having additional issues.

The Special Magistrate postponed this case.

29. MENDOZA / CASE NO. 25-08608 / 1701 SW JANETTE AVE

Code Compliance Officer Mendoza 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 Shawna Whyte who represented the applicant. She stated that her husband was unable to come, and she inquired as to what the violations were, to which Officer Mendoza discussed the violations. The Special Magistrate inquired if they wanted to take the fence down or repair it, to which Ms. Whyte stated that they would repair it. Supervisor Armstrong inquired as to how long was needed for the repair, to which Ms. Whyte replied that she was unsure. Supervisor Armstrong informed that a permit was not needed for this, and he recommended 30-day extension.

The Special Magistrate found proper notice and based on the testimony

and evidence reviewed, she found the property remained in violation as cited and ordered a 6-month compliance deadline.

36. WISE / CASE NO. 25-04072 / 1458 SW GLASTONBERRY 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 Katherine McIntire, who requested more time and stated that a contractor would be coming to provide an estimate. Supervisor Armstrong suggested 90 days if Ms. McIntire was able to provide a signed contract.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, she found the property remained in violation as cited and ordered a 90-day compliance deadline.

37. WISE / CASE NO. 25-04511 / 3543 SW ROSSER BLVD

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 Jamesley Jean Louis, who stated that he spoke to someone and signed a contract, but had not yet given them money. Supervisor Armstrong inquired if Mr. Jean Louis could provide the contract, to which Mr. Jean Louis responded in the affirmative. Supervisor Armstrong recommended a 6-month extension.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, she found the property remained in violation as cited and ordered a 6-month compliance deadline.

11. Code Violations Special Requests

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

[2025-732](#)

54. ROSE / CASE NO. 25-08445 / 1118 SW BABCOCK AVE

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 Respondent Robert Hopkins, who stated that he would be in compliance.

The Special Magistrate found that the violations existed and ordered a compliance deadline of August 13, 2025.

49. MENDOZA / CASE NO. 25-04990 / 1882 SW LENNOX ST

Code Compliance Officer Mendoza 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 Mitchel Kunish, who requested more time. Supervisor Armstrong recommended 90 days.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, she found the property remained in violation as cited and ordered a 90-day compliance deadline.

50. MENDOZA / CASE NO. 25-05069 / 1050 SW COLORADO AVE

Code Compliance Officer Mendoza 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 Debra Agostino, who stated that her first notice was on March 18th for high grass and weeds and that white flowers pop up after rain and the grass was not over 12 inches. She stated that she has a landscaper that has a rule that when it rains in the summer, he won't mow the lawn until she gets her grass seeds. She then stated that she got the second notice on April 1st, and she requested to see photos for compliance, and that she got another notice on April 23rd. Ms. Agostino stated that there was no mulch in her yard in March but she was cited for it as 'open storage', and Supervisor Biehl clarified that the open storage violation was added on April 16th. Ms. Agostino requested a week extension, to which the City stated an objection.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, she found the property remained in violation as cited and order a compliance deadline of August 13, 2025. If not in compliance by August 13, 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.

51. MENDOZA / CASE NO. 25-09223 / 1889 SW LEAFY RD

Code Compliance Officer Mendoza 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 Stephen Campbell, who inquired if the potted plants needed to be removed, to which Officer Mendoza responded in the negative. Mr. Campbell inquired if the concrete tabled needed to be removed to which Supervisor Armstrong advised that it needed to be set up in order to stay out as it could not be in pieces. Mr. Campbell requested an extension, to which Supervisor Armstrong recommended 14 days.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, she found the property remained in violation as cited and ordered a 14-day compliance deadline.

57. WISE / CASE NO. 25-06567 / 3982 JARMER RD

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 Rosemary Tayerle, who stated that she had contacted Public Works and was advised that someone would come out, but no one had come. She stated that she didn't know that she needed a permit and she was trying to complete this herself, and she discussed various issues that had come up. Supervisor Armstrong informed that an extension would not be granted for this instance due to the location being the drainage easement, and that according to the City Code, you could never put anything in the drainage area. Ms. Tayerle stated that houses near her were blocking culverts, and another poured concrete, and Supervisor Armstrong stated that he could not speak on specific cases, but they had many cases regarding this same issue, and they all needed to go through Public Works. He provided recommendations for solutions, and he added that as we are at the start of hurricane season, this could not be extended. Ms. Tayerle requested more time to fix the issue, to which Supervisor Armstrong stated that the

standard was to provide a week, but he explained the process and stated that she should stay in contact with Officer Wise and they could work with her.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, she found the property remained in violation of the remaining cited Code Sections and ordered a compliance deadline by August 13, 2025. If not in compliance by August 13, 2025, a hearing would be held to determine a fine to be imposed against the subject property, 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.

19. CERAMI / CASE NO. 25-11075 / 991 SW VERSAILLES AVE

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

(Clerk's Note: Code Compliance Supervisor Aaron Biehl presented the case on behalf of Code Compliance Officer Charles Cerami.)

Code Compliance Supervisor Biehl 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 that violation 41.10(l) be stricken from the record as there was a lien on this from a previous case, and he clarified that the compliance date was August 7th, not August 13th.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, she found the property remained in violation of the remaining cited Code Sections and ordered a compliance deadline by August 7, 2025. If not in compliance by August 7, 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. KASHATUS / CASE NO. 25-06450 / 4501 SW ULETA ST

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

Code Compliance Officer Kashatus 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, she found the property remained in violation of the remaining cited Code Sections and ordered a compliance deadline by August 13, 2025. If not in compliance by August 13, 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.

46. KASHATUS / CASE NO. 25-07849 / 4425 SW ROSSER BLVD

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

Code Compliance Officer Kashatus 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 violation 41.10(m)(2) should be stricken from the record as it had been abated.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, she found the property remained in violation of the remaining cited Code Sections and ordered a compliance deadline by August 13, 2025. If not in compliance by August 13, 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.

47. MENDOZA / CASE NO. 25-04576 / 1991 SW DORADO LN

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

Code Compliance Officer Mendoza 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, she found the property remained in violation of the remaining cited Code Sections and ordered a compliance deadline by August 13, 2025. If not in compliance by August 13, 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.

48. MENDOZA / CASE NO. 25-04578 / 1917 SW FLOWER LN

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

Code Compliance Officer Mendoza 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, she found the property remained in violation of the remaining cited Code Sections and ordered a compliance deadline by August 13, 2025. If not in compliance by August 13, 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.

52. MENDOZA / CASE NO. 25-09740 / 1850 SW SUCCESS ST

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

Code Compliance Officer Mendoza 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, she found the property remained in violation of the remaining cited Code Sections and ordered a compliance deadline by August 13, 2025. If not in compliance by August 13, 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.

53. MENDOZA / CASE NO. 25-10441 / 838 SW PAUL REVERE TER

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

Code Compliance Officer Mendoza 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, she found the property remained in violation of the remaining cited Code Sections and ordered compliance deadline by August 13, 2025. If not in compliance by August 13, 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.

55. ROSE / CASE NO. 25-08462 / 1014 SW CONSOLATA AVE

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

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 Special Magistrate found proper notice and based on the testimony and evidence reviewed, she found the property remained in violation of the remaining cited Code Sections and ordered a compliance deadline by August 13, 2025. If not in compliance by August 13, 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.

56. HERZOG / CASE NO. 25-03118 / 4000 SW BALLETO ST

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

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 Special Magistrate found proper notice and based on the testimony and evidence reviewed, she found the property remained in violation of the remaining cited Code Sections and ordered a compliance deadline by August 13, 2025. If not in compliance by August 13, 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.

58. WISE / CASE NO. 25-06813 / 1018 SW ALCANTARRA BLVD

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

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 Special Magistrate found proper notice and based on the testimony and evidence reviewed, she found the property remained in violation of the remaining cited Code Sections and ordered a compliance deadline by

August 13, 2025. If not in compliance by August 13, 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.

12. Certification of Fines

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

[2025-733](#)

60. CERAMI / CASE NO. 25-04000 / 3412 SW ESPERANTO ST

(Clerk's Note: Code Compliance Supervisor Aaron Biehl presented the case on behalf of Code Compliance Officer Charles Cerami.)

Code Compliance Supervisor Biehl 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 Respondents Antonio and Grisel Hernandez. Mr. Hernandez stated that they had not attended the violation hearing due to an emergency, but he called Officer Cerami and they spoke about compliance. Supervisor Biehl recommended postponing the case for 30-days.

The Special Magistrate granted a 30-day continuance.

63. MENDOZA / CASE NO. 24-05658 / 108 SW EYERLY AVE

Code Compliance Officer Mendoza 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 he spoke to the residents, and they had stated that they had issues with receiving the notices, but that he was told by two people at the residence that they would obtain permits, of which had not yet been applied for.

The Deputy City Clerk swore in Respondents Michael Haefs and Ms. Haefs (the Respondent's mother). Ms. Haefs stated that the previous owners did not disclose that the driveway was not in compliance, and that Respondent Ryan Lantz would be home on August 25th and would work on the issue. They also advised that they did not intend to use this driveway. Supervisor Armstrong explained the code and recommended a 30-day continuance, and he stated that as long as there's movement, they could work with them.

The Special Magistrate granted a 30-day continuance.

64. WISE / CASE NO. 25-02123 / 442 SW FIFER 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 Rodney Greathouse, who requested more time to be able to save money and hire a painter, and stated that it should be completed by the end of September to middle of October. He noted that he had already bought the paint and that he missed the first meeting due to health issues. Supervisor Armstrong recommended a 60-day continuance.

The Special Magistrate granted a 60-day continuance.

13. Certification of Fines Special Requests

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

[2025-734](#)

66. CERAMI / CASE NO. 23-15921 / 3597 SW SAN MIGUEL ST

(Clerk's Note: Code Compliance Supervisor Aaron Biehl presented the case on behalf of Code Compliance Officer Charles Cerami.)

Code Compliance Supervisor Biehl 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 that violation 41.08(b) be stricken from the record due to maintenance from the owner. He informed that the owner had hired a contractor, of whom had become licensed in the city as of that morning and would be pulling permits. He recommended a 30-day postponement.

The Deputy City Clerk swore in Respondent Pablo Lopez, who confirmed that he hired a contractor and requested a postponement.

The Special Magistrate granted a 30-day postponement.

67. KASHATUS / CASE NO. 25-03786 / 1237 SW EDINBURGH DR

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

Code Compliance Officer Kashatus 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. She certified the fine in the amount of \$50/day, up to a maximum of \$50,000, in addition to the administrative costs of \$411. The Special Magistrate authorized the City, per Section 162.08(5) of the Florida Statutes, to enter the property to bring the property into compliance.

68. WISE / CASE NO. 24-18104 / 311 SW FELDMAN AVE

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

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.

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. She certified the fine in the amount of \$25/day, up to a maximum of \$50,000, in addition to the repair costs of \$225 and administrative costs of \$411. The Special Magistrate authorized the City, per Section 162.08(5) of the Florida Statutes, to enter the property to bring the property into compliance.

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 she 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:

25-07112 6550 NW Cambay St
25-09242 5261 NW Ever Rd
25-05521 3113 SW Hambrick St
25-08131 1321 SW Aachen Ave
25-06593 1949 SW Susset Ln
25-09790 1056 SW Whittier Ln
25-09918 2051 SW Villanova Rd
25-10105 1349 SW California Blvd
25-06911 2525 SW Westfield St
25-03224 3857 SW Kolsted St
25-05844 1057 SW Janar Ave
25-09876 1392 SW Ingrassina Ave
25-09997 1801 SW Penrose Ave
25-11174 1985 SW Aquarius Ln
25-12387 1741 SW Brisbane Ln
24-18927 1512 SW Aledo Ln
23-17379 1882 SE Aires Ln
25-01832 4174 SW Darwin Blvd
25-04364 3831 SW Ridley 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 11:54 a.m.

Jasmin De Freese, Deputy City Clerk