

City of Port St. Lucie

Special Magistrate Hearing

Meeting Minutes - Final

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

Wednesday, October 15, 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 on October 15, 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, Special Magistrate
Sara Brown, Project Coordinator
Richard Shiller, Deputy City Attorney
Various Code Compliance Officers
Shanna Donleavy, 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 staff.

4. Approval of Minutes

The Special Magistrate approved the minutes.

5. Late Abatements and/or Postponements

Ms. Brown informed the Special Magistrate that Case 25-09614 was abated.

6. Approval of Agenda

The Special Magistrate approved the agenda.

7. Introduction of Cases

(Clerk's Note: Cases were heard as they signed into the hearing.)

8. Code Violations

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

[2025-968](#)

Peco 25-09119 325 SE Cork Rd

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Peco, previously sworn, read the case presentation and staff's recommendations into the record. She presented photos that were taken at the time of the inspections showing the subject property and violations. Wesley Armstrong, Code Compliance Manager, explained the wall in detail.

The Deputy City Clerk swore in Kyle Baitsholts who stated that the rock was there for drainage and the wall was not impeding the drainage. The Special Magistrate inquired if a permit was required, to which Mr. Armstrong replied that the wall, within a drainage right-of-way, would never be allowed in the City. The Special Magistrate inquired if the neighbor had a citation, to which Code Officer Peco replied that the neighbor was cited at a later date; the violation hearing should be heard in December.

Mr. Baitsholts stated that he spoke with the City 13 years ago and they approved the wall at that time. Mr. Armstrong added that the respondent had previously spoken with Building Department Inspectors, but Mr. Armstrong had spoken with the Engineering Department who stated that there were no records for a permit nor would they ever grant a permit in the City right-of-way.

The Special Magistrate continued the case to be heard with the neighboring case.

Pierre 25-12438 674 SE Starfish Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Mendoza, reading for Code Officer Pierre, previously sworn, read the case presentation and staff's recommendations into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations. He added that this was a new case from a maxed-out lien.

The Deputy City Clerk swore in Lynson & Aileen Palmer. Mr. Palmer stated that his mother was struggling with medical issues. She asked for clarification on the overgrowth, to which Mr. Armstrong explained the overgrowth on the walkway. He offered the culvert program to Ms. Palmer.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation. He set a compliance date for December 10, 2025; he explained that applying for the City's culvert program would bring that violation into compliance.

9. Code Violations Special Requests

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

[2025-969](#)

Wise 25-10884 277 SE Crosspoint Dr

(Clerk's Note: A PowerPoint was shown at this time.) Supervisor Owens, reading for Code Officer Wise & previously sworn, read the case presentation and staff's recommendations into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Ronald Mundy who stated that he worked on the other coast and requested an extension.

The Special Magistrate found proper notice, found that the property remained in violation. He set a compliance date for November 12, 2025, and if not in compliance by that date, he authorized the City to enter the property and abate the high grass/weeds and assess the costs.

Pierre 25-12450 649 SE Capon Terr

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Mendoza, reading for Code Officer Pierre, previously sworn, read the case presentation and staff's recommendations into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations

The Deputy City Clerk swore in Lovens Gabriel who stated that he cut down all the limbs. (Clerk's Note: A photo was shown at this time.) The City clarified that the tree would need to be cut down to the stump to come into compliance.

The Special Magistrate found proper notice, found that the property remained in violation. He set a compliance date for December 31, 2025.

Bender 25-13299 401 NW Lincoln Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Bender, previously sworn, read the case presentation and staff's recommendations into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations.

The Special Magistrate found proper notice, found that the property

remained in violation and granted all relief requested by the City.

Bender 25-14167 782 NW Selvitz Rd

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Bender, previously sworn, read the case presentation and staff's recommendations into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations.

The Special Magistrate found proper notice, found that the property remained in violation and granted all relief requested by the City.

Bender 25-14955 5810 NW Fall Flower Ct

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Bender, previously sworn, read the case presentation and staff's recommendations into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations.

The Special Magistrate found proper notice, found that the property remained in violation and granted all relief requested by the City. He requested immediate abatement for the unsecured & unmaintained pool and to assess the costs.

Cerami 25-13440 1994 SW Guernsey St

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Cerami, previously sworn, read the case presentation and staff's recommendations into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations.

The Special Magistrate found proper notice, found that the property remained in violation and granted all relief requested by the City.

Peco 25-13317 4180 SW Webb St

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Peco, previously sworn, read the case presentation and staff's recommendations into the record. She presented photos that were taken at the time of the inspections showing the subject property and violations.

The Special Magistrate found proper notice, found that the property remained in violation and granted all relief requested by the City.

Pierre 25-09400 1633 SE Shepard Ln

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Mendoza, reading for Code Officer Pierre, previously sworn, read the case presentation and staff's recommendations into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations.

The Special Magistrate found proper notice, found that the property remained in violation and granted all relief requested by the City.

Pierre 25-10216 1300 SE Navajo Ln

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Mendoza, reading for Code Officer Pierre, previously sworn, read the case presentation and staff's recommendations into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations.

The Special Magistrate found proper notice, found that the property remained in violation and granted all relief requested by the City.

Wise 25-12767 295 SW Holden Ter

(Clerk's Note: A PowerPoint was shown at this time.) Supervisor Owens, reading in for Code Officer Wise, previously sworn, read the case presentation and staff's recommendations into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations.

The Special Magistrate found proper notice, found that the property remained in violation and granted all relief requested by the City.

10. Certification of Fines

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

[2025-970](#)

There were no presentations under this item.

11. Certification of Fines Special Requests

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

[2025-971](#)

Bender 25-10027 5718 NW North Macedo Blvd

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Bender,

previously sworn, read the case presentation, staff's recommendations, and the previous Special Magistrate's ruling into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Michelle Scherger, Pinnacle Real Estate, explained her timeline of abating the violation. (Clerk's Note: She showed pictures of the grass.) Code Officer Bender stated that when he checked on the property, to set up mowing, the grass had already been cut. He added that the daily fine would occur from the 27th to the 9th.

The Special Magistrate found that proper notice was achieved and found the property was now in compliance. He granted all the \$1,200 abatement costs and the \$411 administrative costs.

Gomez 24-17042 2170 SE Glenrock Terr

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Gomez, previously sworn, read the case presentation, staff's recommendations, and the previous Special Magistrate's ruling into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations.

The Special Magistrate found that proper notice was achieved and found the property was not in compliance. He granted all the relief requested by the City, certifying the fine, assessing the abatement costs to date and awarding the administrative costs.

Gomez 25-08329 1791 SE Ridgewood St

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Gomez, previously sworn, read the case presentation, staff's recommendations, and the previous Special Magistrate's ruling into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations.

The Special Magistrate found that proper notice was achieved and found the property was not in compliance. He granted all the relief requested by the City, certifying the fine, assessing the abatement costs to date and awarding the administrative costs.

Pierre 25-05102 451 SE Evans Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer

Mendoza, reading for Code Officer Pierre, previously sworn, read the case presentation, staff's recommendations, and the previous Special Magistrate's ruling into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations.

The Special Magistrate found that proper notice was achieved and found the property was not in compliance. He granted all the relief requested by the City, certifying the fine, assessing the abatement costs to date and awarding the administrative costs.

Pierre 25-06530 938 SE Browning Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Mendoza, reading for Code Officer Pierre, previously sworn, read the case presentation, staff's recommendations, and the previous Special Magistrate's ruling into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations.

The Special Magistrate found that proper notice was achieved and found the property was not in compliance. He granted all the relief requested by the City, certifying the fine, assessing the abatement costs to date and awarding the administrative costs.

Wise 25-03118 4000 SW Balleto St

(Clerk's Note: A PowerPoint was shown at this time.) Supervisor Owens reading for Code Officer Wise, previously sworn, read the case presentation, staff's recommendations, and the previous Special Magistrate's ruling into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations.

The Special Magistrate found that proper notice was achieved and found the property was not in compliance. He granted all the relief requested by the City, certifying the fine, assessing the abatement costs to date and awarding the administrative costs.

12. Modification Requests

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

[2025-1008](#)

(Clerk's Note: This item was heard after Item 6.).

Evelyn Rojas, Lien Services Department, stated that these modifications were requested by the applicant. They were heard as a matter of City policy and were 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, have been agreed upon and requires Magistrate signature. The Special Magistrate stated that he would sign the orders.

13. Vacate Requests

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

[2025-1009](#)

Ms. Rojas stated that the vacate requests on today's agenda, Agenda Item #2, had come from citizens or City staff, had been found by the City to be invalid, and required Special Magistrate signature. The Special Magistrate stated that he would sign the orders.

PARTIAL RELEASE

Ms. Rojas stated that there was a release from a parcel or property and did not affect the attaching liens. Pursuant to Section 37.08(3)(b) of the City's Code the Special Magistrate may partially release liens according to guidelines set forth. The City reviewed the application for compliance with the City Code and approved Agenda Item #3. The Special Magistrate stated that he would sign the order.

14. How Parties are Notified

Ms. Brown stated that 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. She requested that the Clerk enter the cases into the record and asked the Special Magistrate if he had any questions on cases where parties were not present. The Special Magistrate replied in the negative and added that he would sign the appropriate orders.

15. Introduction of Cases Without Parties Present

The cases without parties were read into the record by Ms. Brown:

25-08285	6477 NW Groveland Terr
25-13689	701 NW Cardinal Dr
25-07434	2859 SE Pace Dr
25-11328	2361 SE Bordeaux Ct
25-12537	1782 SE Elkhart Ter
25-13480	459 SW Namoit Pl
25-13842	176 SW Paar Dr
25-12181	1258 SW Cynthia St
25-12205	1162 SW Airoso Blvd
25-07783	1842 SE Oxmoor Ct
25-06754	3614 SW Viceroy Ct

The Special Magistrate stated that he would sign the orders for the above cases.

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 10:55 a.m.

Shanna Donleavy, Deputy City Clerk