

City of Port St. Lucie

Special Magistrate Hearing

Meeting Minutes - Final

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

Wednesday, November 12, 2025

9:00 AM

City Hall, Council Chambers

Addition of Item 15A

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 November 12, 2025, at 9:06 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

4.a Hear Approval of Minutes for 8/20/2025, 9/10/2025 and
10/8/2025 Cases and Approve the Staff Recommendation

[2025-1059](#)

The Special Magistrate approved the minutes.

5. Late Abatements and/or Postponements

Ms. Brown informed the Special Magistrate that Cases 25-13885 and 25-14655 were postponed; Cases 25-12003, 25-13983, 25-14406, 25-05255, 24-10395 and 25-12299 were 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. Solid Waste Certification of Fines

- 8.a** Hear Solid Waste Certification of Fines Cases and Approve
the Staff Recommendation

[2025-1060](#)

(Clerk's Note: No one was present for the below cases.)

Ms. Brown read the following Solid Waste violations into the record, as well as how the Respondents were notified:

25-12783	702 NW Virginia St
25-13000	6156 NW Gaylord Ter
25-12481	2761 SE Melaleuca Blvd
25-12552	2377 SW Chestnut Ln
25-12895	751 SW Monsoon Rd
25-12974	180 SW Oakridge Dr
25-11871	1329 SE Vestridge Ln
25-12964	838 SW Paul Revere Ter
25-12630	830 SE Evergreen Ter

The Special Magistrate stated that proper notice was achieved & added that he would sign the orders.

9. Code Violations

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

[2025-1061](#)

Dickerson 25-12658 9197 S US Highway 1

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Dickerson, 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 informed the Special Magistrate that the parking violation was abated.

Joseph Grasso, attorney, informed the Special Magistrate that the new tenant was in process of cleaning up the property and would be meeting with the City. City staff stated that they had no objection to giving a 120-day extension.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation except for Section 72.02(b). He set a compliance date for March 11, 2026.

Rose 25-13101 2257 SW Gray Beal Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Rose, 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 advised that Section 41.10(m)(3) was abated.

The Deputy City Clerk swore in Derek Stone who stated that he was having financial issues and requested an extension.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation except for Section 41.10(m)(3). He set a compliance date for December 10, 2025.

Rose 25-06878 2632 SW Dallas St

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Rose, 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 Tony Smith & Brook Fountain who stated that they were receiving quotes for the driveway & were looking to replace the entire culvert. Therefore, they requested an extension.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation. He set a compliance date for March 11, 2026. He clarified that the Respondent would be in compliance if the permit was issued by that date.

Mendoza 25-14308 2098 SE Stonecrop St

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Mendoza, 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 informed the Special Magistrate that Section 158.217 & Section 141.09(B) had been abated.

The Deputy City Clerk swore in Angel Rodriguez who stated that he was busy with running his own company, therefore he requested an extension.

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.

10. Code Violations Special Requests**10.a** Hear Code Violations Special Requests Cases and Approve
the Staff Recommendation[2025-1062](#)

Bender 25-13992 3317 NW Granadeer St

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Armendarez, previously sworn & reading for Code Officer Bender, 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.

Gomez 25-15458 1791 SE Ridgewood St

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

Gomez 25-16527 1985 SE Dranson Cir

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Gomez, 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. Mr. Armstrong advised that they had 16 cases within 18 months on this property.

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

Kashatus 25-02971 467 SW Laconic Ave

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

Kashatus 25-11042 444 SW Crawfish Dr

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

Kashatus 25-14692 436 SW Crawfish Dr

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

Mendoza 25-13785 721 SW General Patton Terr

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

Mendoza 25-14464 1196 SE Sabina Ln

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

Miller 25-15802 3982 SW Kabane St

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

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 25-13904 2056 SE Hideaway Cir

(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.

Wise 25-14991 2586 SE Perugia St

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

11. Vacant Lot Violations

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

[2025-1066](#)

There were no presentations under this item.

12. Vacant Lot Certification of Fines

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

[2025-1067](#)

There were no presentations under this item.

13. Certification of Fines

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

[2025-1068](#)

Dickerson 24-04569 1401 SE Huffman Rd

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Dickerson, 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. He explained that a modified site plan was granted but the owners were out of the country so there was a lack in communication.

The Deputy City Clerk swore in John Chapman, real estate broker, who advised that they were currently working to abate the violations and requested an extension.

The Special Magistrate continued the case to March 11, 2026.

Wise 25-07261 301 SW Fairway Ave

(Clerk's Note: A PowerPoint was shown at this time.) 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 Deputy City Clerk swore in Anthony Oday & Johanna Vilme who stated that they signed a joint stipulation in August but were still in the insurance process. Therefore, they requested an extension.

The Special Magistrate continued the case to February 11, 2026.

Wise 25-05084 226 SW Parish Terr

(Clerk's Note: A PowerPoint was shown at this time.) 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 Deputy City Clerk swore in Vincent Batz who stated that the open storage was removed except for the pipe.

The Special Magistrate continued the case to December 10, 2025. He informed the Respondent that he would not grant another extension.

Cerami 25-04000 3412 SW Esperanto St

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Cerami, 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 Grisel Hernandez who stated the cars had current registrations & insurance & added that he moved some vehicles off the property.

The Special Magistrate found the Respondent to be in compliance. He advised the Respondent that if he was found in violation again, he would be cited as a Repeat Offender.

Peco 25-09538 1386 SE Buckingham Terr

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

The Deputy City Clerk swore in Svitlana & Natalia Voynarovska who stated that the tag was in the window but the car was removed.

The Special Magistrate found the Respondent to be in compliance. He advised the Respondent that if they were found in violation again, they would be cited as a Repeat Offender.

Bender 23-13976 423 SE Sunnydale Ln

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Herzog, previously sworn, reading for Code Officer Bender, 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 Teo Richards & Tricia Caron who stated that they had inherited the issue when they purchased the home. They stated that the culvert was clean and water was able to flow through it. Wesley Armstrong, Code Compliance Manager, explained the culvert program.

The Special Magistrate postponed the case.

Huckstable 24-18069 742 SE Academy Ln

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Huckstable, previously sworn, read the case presentation, staff's recommendations, and the previous Special Magistrate's ruling into the record. She presented photos that were taken at the time of the inspections showing the subject property and violations. She explained that the property had been used as a halfway house; a Reasonable Accommodation application had been supplied to the Legal Department but the documents required were never received. She supplied an email from a tenant which stated that four people were living in the house and they had no contact with the owner.

The Deputy City Clerk swore in Curtis Gardner who stated that he was living in the house with two tenants but he was only there for part of the year. He added that he was going to sell the house or rent it out as a single-family home. Rachel Knaggs, Code Compliance Officer III, explained that the City Ordinance only allowed two unrelated people to live in a home.

The Special Magistrate found proper notice & found that the property remained in violation. He certified the fine & costs as requested.

Dickerson 25-11035 2056 SE June Park Dr

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Dickerson, 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. He advised that the case had been ongoing for over a year; a bike rack as well as landscaping was still missing. He stated that the case was driven by a resident complaint.

The Deputy City Clerk swore in Jackson Specclin, Property Manager, stated that he was new to the property and requested a meeting to discuss the site plan.

The Special Magistrate found proper notice & found that the property remained in violation. He certified the fine & costs as requested.

14. Certification of Fines Special Requests

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

[2025-1069](#)

Cerami 25-11075 991 SW Versailles Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Cerami, 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 in compliance due to the City's abatement. He granted all the relief requested by the City, assessing the abatement costs to date and awarding the administrative costs.

Gomez 25-08198 1343 SE Vestridge Ln

(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 in compliance due to the City's abatement. He granted all the relief requested by the City, assessing the abatement costs to date and awarding the administrative costs.

Gomez 25-10300 2232 SE Berkshire Blvd

(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 in compliance due to the City's abatement. He granted all the relief requested by the City, assessing the abatement costs to date and awarding the administrative costs.

Herzog 25-09103 374 SW Homeland Rd

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Herzog, 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 in violation except for the City's abatement of the high grass/weeds. He granted all the relief requested by the City, certifying the fine, assessing the abatement costs to date and awarding the administrative costs.

Huckstable 25-09986 1894 SW Day St

(Clerk's Note: The Respondent did not attend via Zoom.)

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Huckstable, previously sworn, read the case presentation, staff's recommendations, and the previous Special Magistrate's ruling 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 that proper notice was achieved and found the property was in compliance due to the City's abatement. He granted all the relief requested by the City, assessing the abatement costs to date and awarding the administrative costs.

Kashatus 25-07849 4425 SW Rosser Blvd

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Kashatus, 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. He granted all the relief requested by the City, assessing the abatement costs to date and awarding the administrative costs.

Peco 25-05036 2586 SE Perugia St

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Peco, previously sworn, read the case presentation, staff's recommendations, and the previous Special Magistrate's ruling 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 that proper notice was achieved and found

the property was in compliance due to the City's abatement. He granted all the relief requested by the City, assessing the abatement costs to date and awarding the administrative costs.

Peco 25-07161 1171 SE Mendavia Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Peco, previously sworn, read the case presentation, staff's recommendations, and the previous Special Magistrate's ruling 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 that proper notice was achieved and found the property was in compliance due to the City's abatement. He granted all the relief requested by the City, assessing the abatement costs to date and awarding the administrative costs.

Wise 25-04269 197 SW Twig Ave

(Clerk's Note: A PowerPoint was shown at this time.) 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 in violation except for the swimming pool violation. He granted all the relief requested by the City, certifying the fine, assessing the abatement costs to date and awarding the administrative costs.

Wise 25-10888 234 SE Grove Ave

(Clerk's Note: A PowerPoint was shown at this time.) 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 in compliance due to the City's abatement. He granted all the relief requested by the City, assessing the abatement costs to date and awarding the administrative costs.

Wise 25-12626 311 SW Feldman Ave

(Clerk's Note: A PowerPoint was shown at this time.) 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 in compliance due to the City's abatement. He granted all the relief requested by the City, assessing the abatement costs to date and awarding the administrative costs.

15. Modification Requests

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

[2025-1099](#)

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

Evelyn Rojas, Lien Services Department, stated that the modifications were requested by the applicant. They were heard as a matter of City policy and were not mandated by Florida Statute. City Council held the liens, and they were considered to be assets of the City. Per City Ordinance, the Special Magistrate has authority to modify the liens, Agenda Items #10-12, had been agreed upon and required Magistrate signature. The Special Magistrate stated that he would sign the orders.

16. 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.

17. Introduction of Cases Without Parties Present

Mr. Armstrong stated that the following cases were entered into public record, the Code Compliance Officers 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 had failed to appear.

The City requested that these cases be found in violation of their respective listed code sections and be given until November 19, 2025, 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 cases without parties were read into the record by Ms. Brown:

25-14050	618 SE Dean Ter
25-10465	119 SW Cashmere Blvd
25-13442	2714 SW Campana St
25-12923	1761 SW Cycle St
25-10003	870 SE Proctor Ln
25-14171	1131 SW London Ln
25-11964	1932 SE Gibbs Ave
25-13972	5934 NW Culebra Ave
25-13977	397 NW Broadview St
25-13978	1602 SW Escobar Ln
25-13980	1718 SW Millikin Ave
25-14807	5719 NW Cullom Ct
25-14808	6251 NW Ginger Ct
25-15015	5829 NW Culebra Ave
25-15016	2420 SE Whitehorse St
25-15222	443 NW Raymond Ln
25-15474	3730 SW Jamros St
25-15656	3865 SW Alice St

Mr. Armstrong stated that the following cases were 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 Code Compliance Officer, it was determined that compliance had 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 had failed to appear. The City requested that the fines be certified and administrative costs be assessed and awarded to the City.

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

25-03273	2465 SW Summit St
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25-07471	166 NW Carmelite St
25-07309	2130 SW Hayworth Ave
24-19356	1525 SE Faculty Ct
25-06890	2286 SE Sesame Ln
24-19115	2008 SW Hampshire Ln
25-03969	425 SW Tulip Blvd
25-03973	238 SW Cherryhill Rd
25-09116	2457 SW Hinchman St
25-00438	2002 SW Kimberly Ave
25-08967	2115 SE Holland St
25-10722	1171 SE Mendavia Ave
24-05658	108 SW Eyerly Ave
25-02123	442 SW Fifer Ave
25-09797	191 SW Nativity Ter

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

18. Public to be Heard

There were no public comments to be heard.

19. Adjourn

There being no further business, the meeting was adjourned at 12:11 p.m.

Shanna Donleavy, Deputy City Clerk