

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

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

Wednesday, July 9, 2025

9:00 AM

City Hall, Council Chambers

Addition of Item 14A

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 July, 2025, at 9:02 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

Catherine Laird, Acting Code Compliance Supervisor

Steve Owens, Code Compliance Supervisor

Anastasia Diaz, Code Compliance Officer

Melissa Huckstable, Code Compliance Officer

Miguel Mendoza, Code Compliance Officer

Michael Dickerson, Code Compliance Officer

Tyler Herzog, Code Compliance Officer

Matthew Williams, Code Compliance Officer

Richard Shiller, Deputy City Attorney

Traci Mehl, 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 5/21/2025 Cases and Approve
the Staff Recommendation

[2025-627](#)

The Special Magistrate approved the May 21, 2025, meeting minutes as submitted.

5. Late Abatements and/or Postponements

Project Coordinator Brown indicated that the following cases were postponed; 25-05230, 24-06960

Project Coordinator Brown indicated that the following cases were abated; 24-09808, 24-16140, 25-05733, 25-07410, 25-01220.

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[2025-628](#)

2. DICKERSON / CASE NO. 24-17801 / 1500 SE VILLAGE GREEN DR

Code Compliance Officer Dickinson 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. Code Compliance Supervisor Wesley Armstrong provided a background and stated that the Respondents were in talks with the City to turn the area into an access point, but the talks have ceased, so it would have to be turned back into the required parking. Acting Supervisor Catherine Laird then informed that she spoke to the property owner the previous morning.

The Deputy City Clerk swore in Todd Mowry, RedTail, who represented the Respondent. He informed that the Site Plan was outdated and that they met with City Staff to get into compliance. He also informed that the City was going to buy the property located next to this one, and they broke the concrete, but the owner did not want to ask them to fix it, so he would repair it himself. He requested a 60-day extension. The Special Magistrate inquired if anyone in the City had a response to the testimony that the City damaged the concrete and if anyone disputed this, to which Supervisor Armstrong replied that the department was not notified of anything. He also noted that the parking issue had always been there but was not addressed at the time that the City was looking to acquire the property. The Special Magistrate stated that City Codes 158.211 and 158.221(h)(2) had been abated, and the only violation he would find would be for the Site Plan, 158.237(c)(8).

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 compliance deadline by September 10, 2025.

7. HERZOG / CASE NO. 25-07349 / 243 SW STATLER AVE

Code Compliance Officer Herzog 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 this case had the same issues since 2016 and the case was brought up again because the old one maxed out on the lien.

The Deputy City Clerk swore in Stephanie DeSanti, who represented the Respondent. She stated that someone was coming to put siding on the house and rebuild the front next week, and that they currently did not have the money to fix the garage door.

The Special Magistrate continued the case to August 20, 2025.

10. HUCKSTABLE / CASE NO. 23-04038 / 473 SE EVERGREEN TER

Code Compliance Officer Huckstable 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 noted that this property was being operated as a recovery residence and they needed to submit a Reasonable Accommodation Application in order to continue operations.

The Deputy City Clerk swore in Respondent Taylor Hooper, who stated that the Notice of Hearing was sent to an old address, and that they have obtained counsel. She requested a postponement, to which Supervisor Armstrong replied that they had no objection as long as the Reasonable Accommodation Application would be submitted.

The Special Magistrate continued the case until August 20, 2025.

Supervisor Armstrong advised that case no. 11 – 24-06422 and case no. 12 – 24-08980 were separate case numbers, but a part of the same recovery residence. The Special Magistrate requested for the cases to be read into the record.

11. HUCKSTABLE / CASE NO. 24-06422 / 2243 SE SEAFURY LN

(Clerk's Note: This case was part of cases 23-04038 and 24-08980.)

Code Compliance Officer Huckstable 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 a representative for the Respondent, requested an extension. Attorney Shiller requested that they have their counsel contact the City Attorney's attorney for correspondence.

The Special Magistrate continued the case until August 20, 2025.

12. HUCKSTABLE / CASE NO. 24-08980 / 399 SE OAKRIDGE DR

(Clerk's Note: This case was part of cases 23-04038 and 24-06422.)

Code Compliance Officer Huckstable 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 a representative for the Respondent, of whom requested a continuance.

The Special Magistrate continued the case until August 20, 2025.

9. Code Violations Special Requests

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

[2025-629](#)

14. CAPP / CASE NO. 25-10913 / 450 SW EYERLY AVE

(Clerk's Note: Code Compliance Supervisor Steve Owens and Code Compliance Officer Mendoza presented the case on behalf of Code Compliance Officer Capp.)

Code Compliance Supervisor Owens read the case presentation and Staff's recommendations into the record, and Code Compliance Officer Mendoza presented photos that were taken at the time of the inspections showing the subject property and violations. The Special Magistrate expressed concerns and inquiries regarding the amount of oil. The Deputy City Clerk swore in Robert Carlson, Public Works Drainage Supervisor, of whom stated that the quantity of soil removed was around 20 yards, but he could not advise of the quantity of the oil that was leaked. He confirmed that it was oil, and that the oil ran down from the container and into the swale. Supervisor Owens noted that their environmentalist had also confirmed that the substance was oil.

The Deputy City Clerk swore in Respondent Jeremy Rich, who stated that he didn't realize it was leaking. Code Compliance Supervisor Wesley

Armstrong stated that the oil had been there for 48 hours, give-or-take. Mr. Rich then stated that he did the oil change, but he had to go to work.

The Special Magistrate granted all relief requested by the City.

10. Vacant Lot Violations

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

[2025-630](#)

23. HUCKSTABLE / CASE NO. 25-09353 / 1682 SW ANDALUSIA RD

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

Code Compliance Officer Huckstable 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 Russell, who informed that they hired a contractor of whom gave a completion date of July 21st to clear both lots.

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 compliance deadline by July 24, 2025. He authorized the City to enter the property and abate that violation to clear lot 25 if not in compliance.

11. Certifications of Fines

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

[2025-631](#)

25. DIAZ / CASE NO. 24-19376 / 3225 SW PORT ST. LUCIE BLVD

Code Compliance Officer Diaz 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 there were several non-functioning lights in the plaza.

The Deputy City Clerk swore in Attorney Bob Raynes, Gunster Law Firm, who represented the Respondent. Mr. Raynes stated that they were working towards compliance, but there were problems that were a factor including issues with the vendor and coming up with a long-term fix for the problem. He requested a 2-month extension, to which the City did not have an objection.

The Special Magistrate granted a 60-day extension and reset the compliance date to September 10, 2025. Code Compliance Supervisor Wesley Armstrong noted that compliance would be for that date, but rather the certification hearing since the compliance date had already passed, to which the Special Magistrate responded in the affirmative.

12. Certifications of Fines Special Requests

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

[2025-632](#)

29. HERZOG / CASE NO. 25-00989 / 307 SW BELMONT CIR

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

Code Compliance Officer Herzog 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 certified the fine in the amount of \$100/day, 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 and granted all relief to the City.

66. WILLIAMS / CASE NO. 23-10099 / 1681 SW CLOVER ST

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

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.

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 certified the fine in the amount of \$75/day, in addition to the repair costs of \$200 and administrative costs of \$411. The Special Magistrate authorized the City, per Section 162.08(5) of the Florida Statutes and granted all relief to the City.

13. Vacant Lot Certification of Fines

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

[2025-633](#)

There was nothing heard under this item.

14. Solid Waste Certification of Fines

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

[2025-665](#)

There was nothing heard under this item.

15. 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.

16. Introduction of Cases Without Parties Present

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

25-05624 3102 SW Watson Ct
25-05993 470 SE Fairchild Ave
22-08294 248 SE Eyerly Ave
22-09083 2121 SE Stonecrop St
24-18735 2463 SE Richmond St
25-08070 2334 SE Rich St
25-08071 1820 SE Van Kleff Ave
25-08618 2071 SW Del Rio Blvd
25-08639 2789 SE Bleum Way
25-08694 562 NW Selvitz Rd
25-08716 1402 SWE Glastonberry Ave
22-08027 207 SW Port St. Lucie Blvd
24-14114 1924 SW Gatlin Blvd

17. Public to be Heard

There were no public comments to be heard.

18. Adjourn

There being no further business, the meeting was adjourned at 10:22 a.m.

Traci Mehl, Deputy City Clerk

Typed By: Jasmin De Freese, Deputy City Clerk