

City of Port St. Lucie

Special Magistrate Hearing

Meeting Minutes

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

Wednesday, April 2, 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 at 9:00 AM on April 2, 2025, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Claudette Pelletier, Special Magistrate
Aaron Biehl, Code Compliance Supervisor
Wesley Armstrong, Code Compliance Manager
Charles Cerami, Code Compliance Specialist
Jeremy Kashatus, Code Compliance Specialist
Rachel Knaggs, Code Compliance Specialist
Miguel Mendoza, Code Compliance Specialist
Erbie McNutt, Code Compliance Specialist
Steve Owens, Code Compliance Specialist
Brandon Wise, Code Compliance Specialist
Sara Brown, Project Coordinator
Rachel Dieujuste, NSD Associate
Richard Shiller, Deputy City Attorney
Camille Wallace, Deputy Director, NSD
Traci Mehl, Deputy City Clerk

2. Pledge of Allegiance

Special Magistrate Pelletier led the assembly in reciting the Pledge of Allegiance.

3. Swearing in Code Specialist and/or Building Investigators

The Deputy City Clerk administered the Oath of Testimony to City staff.

4. Approval of Minutes

There were no minutes to be approved.

5. Late Abatements and/or Postponements

Sara Brown, Project Coordinator, indicated Case #24-17740 was abated.

6. Approval of Agenda

Special Magistrate Pelletier approved the agenda as submitted.

7. Introduction of Cases

8. Code Violations

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

[2025-305](#)

#6. WISE / CASE NO. 24-14006 / 1067 SW PAAR DRIVE (VIA ZOOM)

Code Compliance Specialist Brandon Wise read the Case Presentation and Staff's recommendations into the record. He presented photos - of the damaged driveway, failed culvert, and posting of property - taken at the time of the inspections.

The Deputy City Clerk swore in Respondent Natasha Brown via Zoom, who explained she has received some quotes and pulled a permit for the driveway, but does not have the money at the moment. Code Compliance Specialist Wise clarified that the Respondent has applied for a permit. Wesley Armstrong, Code Compliance Manager, explained the permit process takes approximately two months and suggested extending the compliance date.

Special Magistrate Pelletier extended the compliance date 60 days from 4/9/2025 for the Respondent to obtain a permit to repair the driveway.

#2. CERAMI / CASE NO. 25-01340 / 3269 SW HICKENLOOPER ST.

Code Compliance Specialist Charles Cerami read the Case Presentation and Staff's recommendations into the record. He indicated the open storage violation has been corrected. Code Compliance Specialist Cerami presented photos - of the roof in need of repair from storm damage in October 2024 - taken at the time of the inspections.

The Deputy City Clerk swore in Respondents Betty Noel and Denose Noel, who explained they filed a claim with their insurance company, received a certified letter and check dated 2/24/2025, and have contracted with a roofing company. They requested an extension of 60 to 90 days.

Special Magistrate Pelletier granted an extension of 90 days from 4/9/2025 for the Respondents to come into compliance.

#3. MENDOZA / CASE NO. 24-08875 / 1873 SW AGNES ST.

Code Compliance Specialist Miguel Mendoza read the Case Presentation

and Staff's recommendations into the record. He presented photos - of the damaged driveway - taken at the time of the inspections.

The Deputy City Clerk swore in Respondent Oscar Sanchez, who explained he has a permit, was moving and carrying two mortgages, and has quotes to repair the driveway. He requested an extension of three to six months.

Special Magistrate Pelletier granted an extension of 90 days from 4/9/2025 for the Respondent to come into compliance.

#5. MCNUTT/PLANCO / CASE NO. 24-00992 / 4967 NW FOXWORTH AVE

Code Compliance Specialist Erbie McNutt read the Case Presentation and Staff's recommendations into the record. He presented photos - of the damaged driveway, failed culvert, and posted property - taken at the time of the inspections.

The Deputy City Clerk swore in Respondent Angel Eli Nieves, who explained he has a permit and was trying to fix the driveway himself because he does not have the money. He requested an extension of five to six months. Code Compliance Specialist McNutt suggested an extension of 90 days and they will re-evaluate the progress at that time.

Special Magistrate Pelletier granted an extension of 90 days from 4/9/2025 and asked the Respondent to stay in touch with the City.

#7. WISE / CASE NO. 24-14993 / 836 SW MCCOMB AVE

Code Compliance Specialist Brandon Wise read the Case Presentation and Staff's recommendations into the record. He presented photos - of the broken window, inoperative limosine with expired tag, and open storage - taken at the time of the inspections.

The Deputy City Clerk swore in Respondents Patricia Ray and Gary Ray, who explained the property is a rental and they are going through the eviction process. They stated they did not receive the notices, but have been working on the violations and need more time. Code Compliance Specialist Wise suggested an extension of 45 days.

Special Magistrate Pelletier granted an extension of 45 days from 4/9/2025 for the Respondents to come into compliance.

#10. WISE / CASE NO. 24-19055 / 1882 SW EFFLAND AVE

Code Compliance Specialist Brandon Wise read the Case Presentation and Staff's recommendations into the record. He presented photos - of the roof with a moisture barrier - taken at the time of the inspections. He stated he has been in contact with the Respondents.

The Deputy City Clerk swore in Respondents Oun Sharry and Stephen Sharry, who explained they have been waiting on the roof contractor to complete the job, as one of the owners had passed away. They stated they are looking for another contractor to finish the roof as well as getting some legal advice. Code Compliance Specialist Wise recommended that the Respondents go to the Building Department to transfer the contractor's name on the permit and suggested an extension of 90 days.

Special Magistrate Pelletier granted an extension of 90 days from 4/9/2025 for the Respondents to come into compliance.

#11. WISE / CASE NO. 24-19058 / 1818 SW EFFLAND AVE

Code Compliance Specialist Brandon Wise read the Case Presentation and Staff's recommendations into the record. He presented photos - of the open storage, inoperative Lexus and truck with expired tags, and posting of property - taken at the time of the inspections.

The Deputy City Clerk swore in Respondent Kishore John, who explained he has been cleaning up some and requested an extension of 30 days. Code Compliance Specialist Wise stated he spoke with the Respondent this morning and was told only the Lexus was remaining. Code Compliance Specialist Wise did not object to an extension of 30 days.

Special Magistrate Pelletier granted an extension of 30 days from 4/9/2025 for the Respondent to come into compliance.

#12. WISE / CASE NO. 24-19854 / 1528 SW CHARI AVE

Code Compliance Specialist Brandon Wise read the Case Presentation and Staff's recommendations into the record. He presented photos - of the open storage, unmaintained fence, and posting of property - taken at the time of the inspections.

The Deputy City Clerk swore in Respondent Maxo Jacques, who explained everything has been cleaned up and the fence has been fixed. Code Compliance Specialist Wise stated he spoke with the Respondent a couple

of days ago and was told everything has been removed, but the fence was not repaired as he planned to replace the fence. Code Compliance Specialist Wise suggested keeping the compliance date and he will re-inspect the property.

Special Magistrate Pelletier ruled that the compliance date of 4/9/2025 will remain and if compliance is not achieved, another hearing will be held.

#16. WISE / CASE NO. 25-00584 / 974 SW JASLO AVE

Code Compliance Specialist Brandon Wise read the Case Presentation and Staff's recommendations into the record. He presented photos - of the open storage, driveway extension without a permit, and posting of property - taken at the time of the inspections.

The Deputy City Clerk swore in Respondent Sergio Filipone, who explained everything has been taken care of, but he needs more time to remove the driveway extension and pull the permit. Code Compliance Specialist Wise stated Staff had no objection to an extension of 90 days to pull a permit and start the work on the driveway.

Special Magistrate Pelletier granted an extension of 90 days from the compliance date of 4/9/2025.

At this time, the Respondent inquired about pulling a permit for sod. Wesley Armstrong, Code Compliance Manager, went through the list of issues and spoke to the City right-of-way, culvert pipe, property line, setback, paved driveway, permitting and engineering, etc.

#17. WISE / CASE NO. 25-00765 / 1849 SW LOFGREN AVE

Code Compliance Specialist Brandon Wise read the Case Presentation and Staff's recommendations into the record. He presented photos - of the damaged roof and unmaintained shed in the setback - taken at the time of the inspections. Code Compliance Specialist Wise indicated the owners have a permit and a contract with a roofing contractor.

The Deputy City Clerk swore in Respondents Alyda Higgins and Sean Higgins, who explained they are working with their insurance adjuster to get a check and requested more time. Code Compliance Specialist Wise stated Staff had no objection to an extension of 90 days.

Special Magistrate Pelletier granted an extension of 90 days from the compliance date of 4/9/2025.

9. Code Violations Special Requests

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

[2025-306](#)

#20. MENDOZA / CASE NO. 24-16561 / 1901 SW BEAUREGARD ST

Code Compliance Specialist Miguel Mendoza read the Case Presentation and Staff's recommendations into the record. He presented photos - of the open storage, high grass and weeds, unmaintained fence, broken window, mold and mildew on structure of home, broken screen, and inoperative vehicle - taken at the time of the inspections.

The Deputy City Clerk swore in Respondent Abdelhameed Abdelhameed, who explained he has been out of the country and is currently working on the violations. He requested more time to repair the screen/pool enclosure. Code Compliance Specialist Mendoza noted this case has been open since September 20, 2024. Aaron Biehl, Code Compliance Supervisor, recommended keeping the current compliance date, so the City can verify if the pool is secured or unsecured. He stated if the pool is not secured and considered a safety issue, he would like to request permission for the City to secure the pool.

Special Magistrate Pelletier stated if the Respondent does not secure the pool by 4/9/2025, the City is authorized to secure the pool at the Respondent's expense. She also granted the City authorization under Florida Statute to cut the grass if need be.

#21. MENDOZA / CASE NO. 24-17575 / 2526 SW DAWN ST

Code Compliance Specialist Miguel Mendoza read the Case Presentation and Staff's recommendations into the record. He presented photos - of the unmaintained structure and fence, high grass and weeds, and posting of property - taken at the time of the inspections.

Special Magistrate Pelletier stated that Respondents Daniel Rivera and Hector Rivera are ordered to comply with the cited provisions of the City of Port St. Lucie Code by 4/9/2025. If not in compliance by that date, a hearing be held to determine a fine to be imposed against the subject property. In addition, if the Respondents fail to comply by 4/9/2025, the City is authorized, pursuant to Section 162.08(5) of Florida Statutes to enter upon the property to bring the property into compliance, specifically to cut and maintain the high grass and weeds. The cost of which will be charged to the Respondent at a later hearing.

#22. MENDOZA / CASE NO. 25-00257 / 2611 SW CAMEO BLVD

Code Compliance Specialist Miguel Mendoza read the Case Presentation and Staff's recommendations into the record. He presented photos - of the mold and mildew, high grass and weeds, and posting of property - taken at the time of the inspections.

Special Magistrate Pelletier stated that Respondent Erik Planet is ordered to comply with the cited provisions of the City of Port St. Lucie Code by 4/9/2025. If not in compliance by that date, a hearing be held to determine the fine to be imposed against the subject property. In addition, if the Respondent fails to comply by 4/9/2025, the City is authorized, pursuant to Section 162.08(5) of Florida Statutes to enter upon the property to bring the property into compliance, specifically to cut and maintain the high grass and weeds. The cost of which will be charged to the Respondent at a later hearing.

10. Certification of Fines**10.a** Hear Certification of Fines Cases and Approve the Staff Recommendation[2025-307](#)**#24. KASHATUS / CASE NO. 24-13210 / 674 SE STARFISH AVE**

Code Compliance Specialist Jeremy Kashatus read the Case Presentation and Staff's recommendations into the record. He presented photos - of the damaged driveway, overgrowth, mildew on exterior surfaces, failed culvert pipe, posting of property, unmaintained pool and fence - taken at the time of the inspections. He indicated the owner had applied for the SHIP program and was accepted, but was then disqualified and the violations still exist as of 3/27/2025.

The Deputy City Clerk swore in Respondents Aileen Palmer and Lynson Duane Charlton, who explained the trees have been cut and the pool has been secured. They stated they are currently looking for funds to make repairs as there was an issue with the SHIP program, but they are trying to get into compliance.

Aaron Biehl, Code Compliance Supervisor, noted this was the certification hearing and it did not sound like they were moving towards compliance even with an extension. He recommended certifying the fine and then have the Respondents come back for a modification of the lien if need be.

Code Compliance Specialist Kashatus and Staff discussed the remaining violations since the last inspection of 3/27/2025. Wesley Armstrong, Code Compliance Manager, discussed the SHIP program and stated the

Respondent should be able to apply next time.

Special Magistrate Pelletier certified the fine and stated if the Respondent comes into compliance, they can come back to have the lien modified. Mr. Biehl clarified that the fine was based on \$150.00/day, up to a maximum of \$15,000, which started from the compliance date of 8/14/2024, so it has reached the maximum at this time. He indicated the City will have to start the process over, re-notify, and come back with a new case. Mr. Biehl noted that City administrative costs will also be included with the fine.

#27. MENDOZA / CASE NO. 24-07544 / 268 SW CRESCENT AVE

Code Compliance Specialist Miguel Mendoza read the Case Presentation and Staff's recommendations into the record. He presented photos - of the mold and mildew, high grass and weeds, open storage, and posting of property - taken at the time of the 3/27/2025 inspection. Code Compliance Specialist Mendoza suggested certifying the fines, as the case was opened in April 2024.

The Deputy City Clerk swore in Respondent Jerald Andrew Lockhart, who explained he cleaned the mold/mildew and most of the open storage has been removed. He stated he should be finished next week. Code Compliance Specialist Mendoza recommended certifying the fines until re-inspection, and if the Respondent is in compliance, they can close or modify the case.

Special Magistrate Pelletier certified the fines of \$75.00/day, up to a maximum of \$7,500, in addition to \$411 in administrative costs to the City.

11. Certification of Fines Special Requests

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

[2025-308](#)

There were no Certification of Fines Special Requests to be heard.

12. How Parties are Notified

Rachel Dieujuste, NSD Associate, read the following into the record: A Notice of Hearing or Notice of Certification of Fine was sent to the violator by Certified Mail Return Receipt Requested 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, the 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 within ten days before the Hearing, posting was completed in the same manner as if the card was returned unclaimed as stated above. Any photos shown at today's hearing are kept and maintained as public records of the City of Port St. Lucie's Neighborhood Services Department.

13. Introduction of Cases Without Parties Present

Ms. Dieujuste asked that the City Clerk enter the cases into the record and inquired if Special Magistrate Pelletier had any questions regarding the cases where the party was not present, to which Special Magistrate Pelletier responded in the negative.

Project Coordinator Brown read the case(s) without a party present into the record:

CODE VIOLATIONS:

#24-18934 - 1575 SW Silver Ln
#25-01111 - 1866 SW Davis St
#24-17422 - 3821 SW Kober Rd
#24-17701 - 4150 SW Alice St
#25-00019 - 1033 SW Janar Ave
#25-00471 - 3802 SW Daisy St
#25-00475 - 630 SW McComb Ave
#25-00773 - 858 SW Jaslo Ave
#25-02078 - 661 SW Sardinia Ave

CERTIFICATION OF FINES:

#24-15715 - 4486 SW Cacao St
#24-17831 - 1402 SE Navajo Ln
#24-17858 - 1873 SW Cycle St

14. Public to be Heard

There were no comments from the public.

15. Adjourn

There being no further business, the hearing was adjourned at 10:47 AM.

Traci Mehl, Deputy City Clerk