

City of Port St. Lucie

Special Magistrate Hearing

Meeting Minutes - Draft

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

Wednesday, June 4, 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 on June 4, 2025, at 9:03 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Claudette Pelletier, Special Magistrate

Sara Brown, Project Coordinator

Rachel Francois Dieujuste, Code Compliance Standards Associate

Alyssa Lupin, Deputy City Attorney

Wesley Armstrong, Code Compliance Manager

Aaron Biehl, Code Compliance Supervisor

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 3/5/2025 and 4/2/2025 Cases
and Approve the Staff Recommendation

[2025-527](#)

The Special Magistrate approved the minutes.

5. Late Abatements and/or Postponements

Ms. Francois Dieujuste stated that the following cases were postponed: Case #2, 24-11097; Case #5, 25-03576; Case #9, 25-00438; Case #11, 25-04558; Case #12, 25-04576; Case #13, 25-04990; Case #14, 25-05991. She stated that Case #33, 25-00773 was a late abatement.

6. Approval of Agenda

The Special Magistrate approved the agenda.

7. Introduction of Cases

8. Code Violations

8.a Hear Code Violations Cases and Approve the Staff Recommendation[2025-528](#)

Polanco 25-04803 6417 NW Friendly Cir

(Clerk's Note: A PowerPoint was shown at this time.) Aaron Biehl, Code Compliance Supervisor, previously sworn & reading for Code Compliance Officer Polanco, 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 Lisandra Aviles & Angel Lopez who stated that they were working with the insurance company to receive the funds.

The Special Magistrate granted a 60-day extension.

Polanco 25-05071 5189 NW Milner Dr

(Clerk's Note: A PowerPoint was shown at this time.) Aaron Biehl, Code Compliance Supervisor, previously sworn & reading for Code Compliance Officer Polanco, 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 Public Works deemed the culvert as failed in 2023 and it was impeding the stormwater for the neighborhood. He stated that a permit was pulled that same year but no work was done, therefore staff were opposed to granting an extension.

The Deputy City Clerk swore in Loretta Carter who stated that her family was selling another property to pay for the repair but she had hired a contractor to pull the permit and complete the work on the culvert. Wesley Armstrong, Code Compliance Manager, requested the Special Magistrate find the property in violation.

The Special Magistrate found that the property remained in violation and gave a compliance date of June 11, 2025, then a hearing would be held to determine if a fine was to be imposed. Mr. Armstrong stated that if the Respondent could provide a signed contract showing a paid deposit, staff would work with the Respondent regarding the next hearing date.

Wise 25-04071 1450 SW Glastonberry Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Compliance 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. He informed the Special Magistrate that Public Works did deem the culvert failed.

The Deputy City Clerk swore in Martha Dimeo who stated that she had pulled a permit and requested an extension to complete the work.

The Special Magistrate granted the compliance date to coincide with the expiration of the permit.

Wise 25-04888 4091 SW Carlile St

(Clerk's Note: A PowerPoint was shown at this time.) Code Compliance 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 Charles Field who stated that he abated the violations except for the driveway since he was going to pull a permit to redo the entire driveway. Therefore, he requested an extension.

The Special Magistrate granted a 60-day extension.

Wise 25-05079 3843 SW Kolsted St

(Clerk's Note: A PowerPoint was shown at this time.) Code Compliance 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. He informed the Special Magistrate that the house numbers were on the home at this time.

The Deputy City Clerk swore in Cheryl Brown who stated that her son would be registering the car, therefore she requested an extension.

The Special Magistrate granted a 30-day extension.

Wise 25-05417 1074 SW Spataro Ave

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

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 John Solari who requested more time to abate the violations.

The Special Magistrate granted a 60-day extension.

9. Code Violations Special Requests

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

[2025-529](#)

Cerami 23-15921 3597 SW San Miguel St

Code Officer Kashatus, previously sworn & reading for Code Officer Cerami, 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 requested that the Special Magistrate grant the City permission to cut the grass since it was done periodically.

The Deputy City Clerk swore in Pablo Lopez who stated that the former owner was supposed to abate the violations but since that fell through, he was in the process of fixing up the property. He requested an extension since he was replacing the full roof.

The Special Magistrate found the property remained in violation. She set a compliance date of June 11, 2025.

Wise 25-06457 3849 SW McKim St

Code Officer Wise 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 Respondent contacted him advising him that the grass was cut; he would be inspecting the property after the hearing.

The Special Magistrate found the property remained in violation. She set a compliance date of June 11, 2025.

10. Certification of Fines

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

[2025-530](#)

Recommendation

Mendoza 24-16561 1901 SW Beauregard St

Code Officer Mendoza, 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 informed the Special Magistrate that the inoperable vehicle violation had been resolved.

The Deputy City Clerk swore in Abdelhameed Abdelhameed who stated that the grass was cut, the screen was repaired and there was no mold on the shed or bottom of the house. He stated that it was paint. Rachel Knaggs, Code Compliance Officer 3, informed the Special Magistrate that the Ordinance was regarding property maintenance therefore if it was paint or mildew it still had to be corrected.

The Special Magistrate found the property remained in violation and certified the fine in the amount of \$125/day if not in compliance within 24 hours plus the administrative costs of \$411.

Wise 24-17422 3821 SW Kober Rd

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 Onel Barthelemy who stated that he was looking to repair the entire fence. Code Compliance Officer Knaggs stated that the fence had to be repaired or completely removed; it had to mirror the permit.

The Special Magistrate found the property remained in violation and certified the fine in the amount of \$25/day plus the administrative costs of \$411.

Wise 24-18753 825 SW Thrift Ave

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 Albert Estopinal who stated that he paid a

deposit for the work to be completed and had pulled a permit.

The Special Magistrate continued the case for 30 days.

11. Certification of Fines Special Requests

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

[2025-531](#)

Mendoza 25-00257 2611 SW Cameo Blvd

Code Officer Mendoza 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 the Respondent failed to comply with the deadline set forth in the Violation Hearing, therefore she certified the fine in the amount of \$75/day, starting from April 9, 2025, plus \$225 which was incurred by the City to bring the property into compliance as well as the administrative costs of \$411.

Mendoza 25-00312 365 SW Todd Ave

Code Officer Mendoza 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 the Respondent failed to comply with the deadline set forth in the Violation Hearing, therefore she certified the fine in the amount of \$25/day, starting from March 19, 2025, plus \$225 which was incurred by the City to bring the property into compliance as well as the administrative costs of \$411.

12. Modification Requests

- 12.a** Hear Modifications Requests Cases and Approve the Staff
Recommendation

[2025-548](#)

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

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 Item #1,

has been agreed upon and requires Magistrate signature.

13. How Parties are Notified

Ms. Francois Dieujuste 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 she had any questions on cases where parties were not present. The Special Magistrate replied in the negative.

14. Introduction of Cases Without Parties Present

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

25-01272	3117 SW Fambrough St
25-01273	3126 SW Fambrough St
25-04817	508 SW Laconic Ave
24-17479	2102 SW Biella Ave
25-04960	1995 SW Logwood Rd
25-04361	861 SW Andrew Rd
25-03394	3950 SW Jarmer Rd
25-04169	4082 SW Haycroft St
25-04241	3822 SW Savona Blvd
25-04597	3533 SW Rosardo St
24-15003	1651 SE Mistletoe St
24-12828	874 SW Del Rio Blvd
24-17575	2526 SW Dawn St
24-17701	4150 SW Alice St

15. Public to be Heard

There were no public comments to be heard.

16. Adjourn

There being no further business, the meeting was adjourned at 10:27 a.m.

Shanna Donleavy, Deputy City Clerk