

City of Port St. Lucie

Special Magistrate Hearing

Meeting Minutes

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

Wednesday, May 13, 2026

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 Keith Davis at 9:03 AM on May 13, 2026, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Keith Davis, Special Magistrate
Anastatia Diaz, Code Compliance Officer
Roque Gomez, Code Compliance Officer
Tyler Herzog, Code Compliance Officer
Melissa Huckstable, Code Compliance Officer
Miguel Mendoza, Code Compliance Officer
Sarah Peco, Code Compliance Officer
Mathew Williams, Code Compliance Officer
Wesley Armstrong, Neighborhood Services
Sara Brown, Neighborhood Services
Shanna Donleavy, Deputy City Clerk

2. Pledge of Allegiance

Special Magistrate Davis 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

4.a Hear Approval of Minutes for 2/11/2026, 3/11/2026 and
3/18/2026 Cases and Approve the Staff Recommendation

[2026-436](#)

Special Magistrate Davis approved the minutes of the 2/11/2026,
3/11/2026, and 3/18/2026 Special Magistrate Hearings.

5. Late Abatements and/or Postponements

Sara Brown, Neighborhood Services, indicated there were no late abatements or postponements.

6. Approval of Agenda

Special Magistrate Davis approved the agenda as published.

7. Introduction of Cases

8. Solid Waste Certification of Fines

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

[2026-438](#)

Sara Brown, Neighborhood Services, indicated no one was present for the Solid Waste cases and read the cases into the record:

#26-00686 - 1165 SW Sudder Ave
#26-01837 - 681 SW McCoy Ave
#26-02146 - 410 SW Kentwood Rd

Ms. Brown 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 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, 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 Office of Solid Waste within ten days before the Hearing, posting is completed in the same manner as if the card was returned unclaimed as stated above. Photos shown at today's hearing are kept and maintained as public records of the City of Port St. Lucie's Office of Solid Waste.

Special Magistrate Davis found proper notice and stated he will sign the appropriate orders for these cases.

9. Vacate Requests

- 9.a** Hear Vacate Requests Cases and Approve the Staff Recommendation

[2026-440](#)

#4. ARMSTRONG / CASE NO. 25-12397 / 2602 SW MONTERREY LN

Regarding the joint motion to vacate, Wesley Armstrong, Neighborhood Services, indicated the City has entered into an agreement with the Respondent to vacate the violation hearing order, as there is no longer an active or open case related to the property. He stated the violation is considered null, void, and with no legal effect; the violation will not be

referenced as a prior or repeat violation in any future enforcement action and there will be no lien, fine, or monetary penalty associated to this violation; and the City Attorney's office has reviewed and agreed to this vacate request.

Mr. Armstrong noted no one was in attendance on behalf of the Respondent.

Special Magistrate Davis stated the joint motion is fully executed and he will sign the order to vacate as requested.

10. Code Violations

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

[2026-441](#)

#8. GOMEZ / CASE NO. 26-03824 / 2043 SE BERKSHIRE BLVD

Code Compliance Officer Roque Gomez stated he was previously sworn. He read the Case Presentation and Staff's recommendations into the record. He presented photos taken at the time of the inspections and reviewed the status of the violations.

The Deputy City Clerk swore in Respondent Michelle Thew, who stated her property was now in compliance and she objected to the enforcement action pursuant to the 14th Amendment. She explained the parts on the trailer are for the lawnmower that is being repaired. Code Compliance Officer Gomez stated everything had to be removed from the trailer and discussed open versus closed trailers. He requested the next inspection remain as May 21, 2026.

Special Magistrate Davis stated the City has proper notice and the property remains in violation as cited. He set a compliance date of May 27, 2026, and indicated the City can re-notice the case if need be.

(Clerk's Note: Violation Cases No. 9 and No. 5 were heard after Violation Special Request Case No. 18.)

#9. HUCKSTABLE / CASE NO. 26-03966 / 332 NW DORCHESTER ST

Code Compliance Officer Melissa Huckstable stated she was previously sworn. She read the Case Presentation and Staff's recommendations into the record. She presented photos taken at the time of the inspections and reviewed the status of the violations. Wesley Armstrong, Neighborhood Services, noted and discussed the Ordinance supporting the violations.

The Deputy City Clerk swore in Respondent Keith Arrindell, who explained a gentleman lives in one of the rooms and the dogs stay in the garage.

Special Magistrate Davis stated the garage is non-habitable space and cannot be used as a bedroom under the Code.

Code Compliance Officer Huckstable explained the City was never contacted to perform a follow-up inspection as indicated by the Respondent. Code Compliance Officer Huckstable stated when she spoke to one of the tenants, she was informed that a gentleman was staying in the garage with his dogs.

Mr. Armstrong stated the Property Appraiser has the home listed as a 3 bed/2 bath, to which the Respondent denied and stated the home is a 4 bed/3 bath.

Special Magistrate Davis found the City to have proper notice. He stated that based on the testimony heard today, the property remains in violation. Special Magistrate Davis granted the relief requested by the City, which requires compliance by May 20, 2026, and stated the City will need to re-inspect the home to confirm compliance. He indicated the City can re-notice this case for further proceedings if the violations remain and stated he will sign the order.

#5. DIAZ / CASE NO. 26-01936 / 1795 NW ST LUCIE WEST BLVD

Code Compliance Officer Anastatia Diaz stated she was previously sworn. She read the Case Presentation and Staff's recommendations into the record. She presented photos taken at the time of the inspections and reviewed the status of the violations.

The Deputy City Clerk swore in Respondent Brad Moore, who requested an extension of 90 days and stated he did not disagree with the violations. He explained the site is being remodeled and the violations are being addressed.

Wesley Armstrong, Neighbor Services, inquired as to when the plans would be submitted to the City, to which Respondent Moore indicated they would be submitting their plans within the next 60 days. Mr. Armstrong suggested an extension of 120 days and stated the City would work with the Respondent on the timeframe moving forward.

Special Magistrate Davis found proper notice and stated the property remains in violation as cited, based on the evidence and testimony. He set

a compliance date of September 18, 2026. Special Magistrate Davis stated the City can bring the case back and re-notice the hearing if need be.

11. Code Violations Special Requests

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

[2026-442](#)

#18. HERZOG / CASE NO. 26-04504 / 2044 SW MCALLISTER LN

Code Compliance Officer Tyler Herzog stated he was previously sworn. He read the Case Presentation and Staff's recommendations into the record. He presented photos taken at the time of the inspections and discussed the status of the violations.

The Deputy City Clerk swore in Respondent Ethan Patterson, who stated he was Mary Clarke's son. He indicated the driveway will be finished and the cars will be removed when the individual moves out. Respondent Patterson stated he would fix the pool enclosure and that he did not know what his mother wanted to do with the fence. He indicated his mother was requesting an extension.

Special Magistrate Davis stated he would not provide additional compliance time for the pool. For the record, Wesley Armstrong, Neighborhood Services, indicated the screen enclosure needs to be repaired for compliance, as the fence is not permitted as a pool barrier.

Special Magistrate Davis granted the relief requested by the City for the pool, which is required to be in compliance by tomorrow, and authorized the City to abate the pool violation if it remains.

Special Magistrate Davis stated the City has proper notice and the property remains in violation as cited. He indicated the violation for the unsecured pool constitutes a threat to the public health, safety, and welfare, and set a compliance date of May 14, 2026. If the pool is not in compliance by this date, Special Magistrate Davis authorized the City to enter the property to abate the violation and assess the cost.

Special Magistrate Davis set a compliance date of June 12, 2026, for the remaining violations and advised the Respondent to stay in contact with the City to verify compliance. Special Magistrate Davis stated the City can re-notice the hearing, if the case needs to be brought back.

(Clerk's Note: Violation Special Request Case No. 19 was heard after Violation Case No. 5.)

#19. HUCKSTABLE / CASE NO. 26-02883 / 634 SW BOLIN CT

Code Compliance Officer Melissa Huckstable stated she was previously sworn. She read the Case Presentation and Staff's recommendations into the record. She presented photos taken at the time of the inspections and reviewed the status of the violations.

The Deputy City Clerk swore in Respondent Victor Silva Esposito, who stated he agreed with the violations and extension of May 31, 2026.

Special Magistrate Davis found the City to have proper notice. He stated based on the evidence the property remains in violation as cited and set a compliance date of June 1, 2026. Special Magistrate Davis indicated if the property remains in violation, the City can re-notice the case for further proceedings.

#15. GOMEZ / CASE NO. 26-03299 / 1837 SE BALLETO ST

Code Compliance Officer Roque Gomez stated he was previously sworn. He read the Case Presentation and Staff's recommendations into the record. Code Compliance Officer Gomez presented photos taken at the time of the inspections and reviewed the status of the violations. He stated there has been no contact with the resident.

Special Magistrate Davis stated the Respondent is not present. However, the City has proper notice and with the documents contained in the file. Based on the testimony and evidence, he found the property remains in violation as cited. Special Magistrate Davis stated the high grass & weeds and overgrowth constitute a threat to the public health, safety, and welfare. He granted all the relief requested by the City, including the May 20, 2026, compliance date. If the property remains in violation, Special Magistrate Davis authorized the City to enter the property and abate the health, safety, and welfare violations and assess the costs.

#16. GOMEZ / CASE NO. 26-03604 / 2322 SE MASLAN AVE

Code Compliance Officer Roque Gomez stated he was previously sworn. He read the Case Presentation and Staff's recommendations into the record. He presented photos taken at the time of the inspections and reviewed the status of the violations.

Special Magistrate Davis stated the Respondent is not present and the City has proper notice with the documents contained in the file. Based on

the evidence, he found the property remains in violation as cited and constitutes a threat to the public health, safety, and welfare. Special Magistrate Davis granted all the relief requested by the City, including the May 20, 2026, compliance date. If the property remains in violation, Special Magistrate Davis authorized the City to enter the property to abate the violation and assess the costs.

#17. GOMEZ / CASE NO. 26-04593 / 1791 SE RIDGEWOOD ST

Code Compliance Officer Roque Gomez stated he was previously sworn. He read the Case Presentation and Staff's recommendations into the record. He presented photos taken at the time of the inspections and reviewed the status of the violations.

Special Magistrate Davis stated the Respondent is not present and the City has proper notice with the documents contained in the file. Based on the testimony and evidence, he found the property remains in violation as cited and constitutes a threat to the public health, safety, and welfare. Special Magistrate Davis granted all the relief requested by the City, including the May 20, 2026, compliance date. If the property remains in violation, he authorized the City to enter the property to abate the violation and assess the costs.

#20. MENDOZA / CASE NO. 26-05794 / 2241 SE MANOR AVE

Code Compliance Officer Miguel Mendoza read the Case Presentation and Staff's recommendations into the record. He presented photos taken at the time of the inspections and reviewed the status of the violations. He stated he has not been in contact with anyone.

Special Magistrate Davis stated the Respondent is not present and the City has proper notice with the documents contained in the file. Based on the testimony and evidence, he found the property remains in violation as cited and constitutes a threat to the public health, safety, and welfare. Special Magistrate Davis granted all the relief requested by the City, including the May 20, 2026, compliance date. If the property remains in violation, Special Magistrate Davis authorized the City to enter the property to abate the violation and assess the costs.

#21. PECO / CASE NO. 26-05159 / 332 SE MAJESTIC TER

Code Compliance Officer Sarah Peco read the Case Presentation and Staff's recommendations into the record. She presented photos taken at the time of the inspections and reviewed the status of the violations.

Special Magistrate Davis stated the Respondent is not present and the City has proper notice with the documents contained in the file. Based on the evidence, he found the property remains in violation as cited and constitutes a threat to the public health, safety, and welfare. Special Magistrate Davis granted all the relief requested by the City, including the May 20, 2026, compliance date. If the property remains in violation, Special Magistrate Davis authorized the City to enter the property to abate the violation and assess the costs.

#22. WILLIAMS / CASE NO. 26-02471 / 0 SW BILTMORE ST - PARCEL ID #3420-560-2256-000-3

Code Compliance Officer Matthew Williams read the Case Presentation and Staff's recommendations into the record. He presented photos taken at the time of the inspections and reviewed the status of the violations.

Wesley Armstrong, Neighborhood Services, explained this property is located in the industrial area within the City of Port St. Lucie. He indicated several parcels are associated to this property and the subject property is the drainage retention area for four buildings. Mr. Armstrong stated the original owner maintained control of the retention area but has not maintained it.

Special Magistrate Davis stated the Respondent is not present and the City has proper notice with the documents contained in the file. Based on the testimony and evidence, he found the property remains in violation as cited and constitutes a threat to the public health, safety, and welfare.

Special Magistrate Davis granted all the relief requested by the City, including the May 20, 2026, compliance date. If the property remains in violation, Special Magistrate Davis authorized the City to enter the property to abate the health, safety, and welfare violations and assess the costs.

12. Vacant Lot Violations

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

[2026-443](#)

There were no Vacant Lot Violations Cases to be heard.

13. Certification of Fines

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

[2026-444](#)

There were no Certification of Fines Cases to be heard.

14. Certification of Fines Special Requests

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

[2026-445](#)

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

15. Vacant Lot Certification of Fines

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

[2026-446](#)

There were no Vacant Lot Certification of Fines Cases to be heard.

16. How Parties are Notified

Sara Brown, Neighborhood Services, 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 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, 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 is completed in the same manner as if the card was returned unclaimed as stated above. Photos shown at today's hearing are kept and maintained as public records of the City of Port St. Lucie's Neighborhood Services Department.

17. Introduction of Cases Without Parties Present

Wesley Armstrong, Neighborhood Services, read the following into the record: Regarding the following cases entered into public record, our Code Compliance Officers inspected the properties and found violations do exist. A reasonable date for compliance was subsequently given, but upon reinspection it was confirmed that compliance was not achieved. A formal Notice of Hearing was issued for today's hearing and the respondent has failed to appear. The City requests that these cases be found in violation of their respective listed code sections and be given until May 20, 2026, 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.

Sara Brown, Neighborhood Services, read the cases without parties present into the record:

#26-01904 - 3851 SW Port St. Lucie Blvd

#26-02412 - 2130 SW Hayworth Ave
#25-12923 - 1761 SW Cycle St
#25-17845 - 601 SW Sandbar Ter
#25-02978 - 166 SW Port St Lucie Blvd
#26-02672 - 934 SW Biltmore St
#26-04509 - 1126 SE McFarlane Ave

Mr. Armstrong read the following into the record: Regarding the following cases entered into public record, a violation hearing was held and a date of compliance was issued by the Special Magistrate. Upon reinspection by a Code Compliance Officer, it was determined that the compliance has not been achieved for the violations of the respective listed code sections of the Code. A formal Notice of Hearing was issued for today's hearing and the respondent has failed to appear. The City requests that the fines be certified and administrative costs be assessed and awarded to the City.

Ms. Brown read the following cases into the record:

#25-13936 - 1225 SE Port St. Lucie Blvd
#25-18159 - 149 NW Bayshore Blvd
#25-11318 - 189 SW Dalton Cir
#25-11440 - 1012 SW Jacqueline Ave

Special Magistrate Davis stated he would sign the appropriate orders for these cases.

18. Public to be Heard

There were no comments from the public.

19. Adjourn

There being no further business, the hearing was adjourned at 10:33 AM.

Shanna Donleavy, Deputy City Clerk

Typed by: Traci Mehl, Deputy City Clerk