

City of Port St. Lucie

Special Magistrate Hearing

Meeting Minutes

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

Wednesday, June 3, 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 9:00 AM on June 3, 2026, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Keith Davis, Special Magistrate
Greg Bender, Code Compliance Officer
Holly O'Malley, Code Compliance Officer
Brandon Miller, 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

There were no minutes to be approved.

5. Late Abatements and/or Postponements

Sara Brown, Neighborhood Services, indicated Case No. 26-08052 was abated.

6. Approval of Agenda

Special Magistrate Davis approved the agenda with the abatement as noted.

7. Introduction of Cases

8. Solid Waste Certification of Fines

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

[2026-503](#)

There were no Solid Waste cases to be heard.

9. Code Violations

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

[2026-504](#)

There were no Code Violations cases to be heard.

10. Code Violations Special Requests

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

[2026-505](#)

#1. BENDER / CASE NO. 26-03844 / 6869 NW DRAGON ST

Code Compliance Officer Greg Bender stated he was previously sworn. He read the Case Presentation and Staff's recommendations into the record. He presented photos of the subject property taken at the time of the inspections.

Special Magistrate Davis stated the Respondent was 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 June 10th compliance date and the authority to enter the property to abate the violations and assess the costs if compliance is not achieved.

#2. BENDER / CASE NO. 26-03899 / 1313 SW GASTADOR AVE

Code Compliance Officer Greg Bender read the Case Presentation and Staff's recommendations into the record. He presented photos of the subject property taken at the time of the inspections.

Wesley Armstrong, Neighborhood Services, explained that the retention wall is not permitted in the swale and needs to be removed.

Special Magistrate Davis stated the Respondents are 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. Special Magistrate Davis stated that the violation of high grass and weeds constitutes a threat to the public health, safety, and welfare. He granted all the relief requested by the City, including the June 10th compliance date and the authority to enter the property to abate the high and grass weeds violation and assess the costs if compliance is not achieved.

#3. O'MALLEY / CASE NO. 26-06108 / 1512 SW ALEDO LN

Code Compliance Officer Holly O'Malley stated she was previously sworn. She read the Case Presentation and Staff's recommendations into the record. Code Compliance Officer O'Malley presented photos of the subject property taken at the time of the inspections. She noted the property was not occupied at this time.

Special Magistrate Davis stated the Respondent was 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 June 10th compliance date and the authority to enter the property to abate the violation and assess the costs if compliance is not achieved.

#4. MILLER / CASE NO. 26-05530 / 991 SW VERSAILLES AVE

Code Compliance Officer Brandon Miller stated he was previously sworn. He read the Case Presentation and Staff's recommendations into the record. Code Compliance Officer Miller presented photos of the subject property taken at the time of the inspections.

Special Magistrate Davis stated the Respondent was 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 June 10th compliance date and the authority to enter the property to abate the violation and assess the costs if compliance is not achieved.

#5. MILLER / CASE NO. 26-07883 / 732 SE FALLON DR

Code Compliance Officer Brandon Miller read the Case Presentation and Staff's recommendations into the record. He presented photos of the subject property taken at the time of the inspections.

Special Magistrate Davis stated the Respondent was not present and the City has proper notice of today's hearing and the violations. Based on the testimony and evidence, he found the property remains in violation as cited. Special Magistrate Davis indicated the violations of unmaintained

and unsecured pool constitute a threat to the public health, safety, and welfare. He stated the high grass and weeds and overgrowth also constitute a threat to the public health, safety, and welfare. Special Magistrate Davis granted all the relief requested by the City and required compliance by tomorrow, June 4th. If compliance is not achieved, he authorized the City to enter the property to abate the unmaintained and unsecured pool as well as the high grass and weeds and overgrowth and assess the costs against the property and Respondent.

11. Certification of Fines

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

[2026-506](#)

#7. BENDER / CASE NO. 25-04558 / 1108 SW ESTAUGH AVE

Code Compliance Officer Greg Bender read the Case Presentation and Staff's recommendations into the record. He presented photos of the subject property taken at the time of the inspections. Code Compliance Officer Bender explained this case was brought forward last month for Certification of Fine and it was continued to see if there was further progress. He stated the roof is fully tarped and the front entry screen enclosure needs repaired.

The Deputy City Clerk swore in Respondents Melissa DeFrancesco and Makayla Trump Chandler, who stated the insurance company has agreed to provide coverage and they are getting estimates. They also explained the roof has been retarped.

Wesley Armstrong, Neighborhood Services, suggested a 90-day continuance to allow time for the Respondents to retain a contractor. Special Magistrate Davis requested the Respondents to stay in contact with Code Compliance Officer Bender.

Special Magistrate Davis set a new compliance date and continued the hearing to September 9, 2026. He stated the Respondents may not need to return if compliance is achieved.

12. Certification of Fines Special Requests

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

[2026-507](#)

#11. BENDER / CASE NO. 25-18083 / 571 SW ROMORA BAY

Code Compliance Officer Greg Bender read the Case Presentation and Staff's recommendations into the record. He presented photos of the

subject property taken at the time of the inspections.

Special Magistrate Davis stated the Respondent was not present and indicated the City has proper notice with the documents contained in the file. Based on the testimony and evidence, he found the property has not complied with the order from the Violation Hearing of March 4th. Special Magistrate Davis stated the property remains in violation as cited, except the unsecured pool has been abated and is in compliance. He noted that all of the other violations continue and granted all the relief requested by the City.

Special Magistrate Davis certified the fine in the amount of \$75.00 per day, up to a maximum of \$50,000 for the period of noncompliance beginning March 5, 2026, for the violations that continue. He ordered the Respondent to pay the abatement cost of \$3,080.00 for the City's expense of abating the unsecured pool and awarded the City's administrative costs of \$411.00.

13. 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.

14. Introduction of Cases Without Parties Present

Wesley Armstron, Neighborhood Services, 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 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:

#26-00557 - 5810 NW Fall Flower Ct
#25-16425 - 1733 SW Commargo St
#25-17598 - 1833 SW Penrose Ave

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

15. Public to be Heard

There were no comments from the public.

16. Adjourn

There being no further business, the hearing was adjourned at 9:38 AM.

Shanna Donleavy, Deputy City Clerk

Typed by: Traci Mehl, Deputy City Clerk