

# City of Port St. Lucie

## Special Magistrate Hearing

### Meeting Minutes

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

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**Wednesday, October 1, 2025**

**9:00 AM**

**City Hall, Council Chambers**

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**\*Addition of Item 12A\***

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 October 1, 2025, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Keith Davis, Special Magistrate  
Charles Cerami, Code Compliance Officer  
Jeremy Kashatus, Code Compliance Officer  
Miguel Mendoza, Code Compliance Officer  
Aaron Biehl, Code Compliance Supervisor  
Wesley Armstrong, Code Compliance Manager  
Sara Brown, Neighborhood Services  
Janna Williams, Finance  
Richard Shiller, Deputy City Attorney  
Traci Mehl, 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, stated there were no postponements or abatements.

After all cases were heard, Ms. Brown indicated there were two late postponements: Case No. 25-12587 and Case No. 25-09918.

6. Approval of Agenda

Special Magistrate Davis approved the agenda as published.

7. Introduction of Cases

8. Code Violations

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

[2025-902](#)

**#2. CERAMI / CASE NO. 25-08783 / 1897 SW EFFLAND AVE**

Code Compliance Officer Charles Cerami read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property and driveway culvert pipe that is blocked and considered failed by Public Works - taken at the time of the inspections. Code Compliance Officer Cerami indicated the Respondent has a permit with a new date and requested the compliance date be changed to 6/26/2026.

The Deputy City Clerk swore in Respondent Patricia Ward via Zoom, who stated the City's comments were accurate.

Special Magistrate Davis stated the City has proper notice and the property remains in violation as cited. Based on the testimony and evidence, he granted the relief as discussed and set a new compliance date of 6/26/2026. Special Magistrate Davis indicated the City can re-notice the case, if it needs to be brought back for further attention.

**#3. CERAMI / CASE NO. 25-10820 / 1918 SW EXETER CT**

Code Compliance Officer Charles Cerami read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property and the tarp on the roof - taken at the time of the inspections. Code Compliance Officer Cerami indicated the Respondent did not have any contact via email and is in litigation.

The Deputy City Clerk swore in Respondent Humberto Soares via Zoom, who explained he was in the claim/legal process and is just waiting for a date to possibly appear in November. He indicated he sent a letter to the City on 8/15/2026 stating that he has made some costly temporary repairs to the tarp. Respondent Soares noted that this has been going on for more than two years and he would like to get it resolved as soon as possible.

Special Magistrate Davis stated the City has proper notice and Respondent Soares is present remotely. Based on the testimony and evidence, Special Magistrate Davis found that the property remains in

violation as cited and set a new compliance date of 2/4/2026. He requested that the Respondent stay in touch with the City and ask for additional time if need be.

#13. ROSE/BIEHL / CASE NO. 24-02784 / 2101 SW COLWELL AVE

Aaron Biehl, Code Compliance Supervisor, on behalf of Code Compliance Officer Carlloyd Rose, read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property and the tarp on the roof - taken at the time of the inspections. Code Compliance Supervisor Biehl indicated the Respondent has a permit, but is having issues with their contractor who is being investigated by the State Attorney's Office and other agencies for embezzling funds.

The Deputy City Clerk swore in Respondent Sonia Phillips via Zoom, who explained her circumstances and recent events involving her contractor, Family First Roofing Group, who filed for bankruptcy after she paid them \$21,500. She filed a police report and has a letter stating that her funds might be returned. Respondent Phillips indicated the roof is shrink-wrapped and water tight. She stated she is applying for loans and her case was just assigned and scheduled for a hearing on October 8, 2025.

Code Compliance Supervisor Biehl suggested continuing this case for six months to see where the Respondent is at that time.

Special Magistrate Davis stated the City has proper notice, but he is not making any findings or entering an order. He indicated the City can re-notice the case or bring it back if need be.

#7. KASHATUS / CASE NO. 25-13803 / 4450 SW CACAO ST

Code Compliance Officer Jeremy Kashatus read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, mildew on exterior of home, and open storage around RV in driveway - taken at the time of the inspections.

The Deputy City Clerk swore in Respondent Phillip Nado, who explained the property is his wife's premarital home. He stated he needed more time to address the mildew and move the rolling ladder, and requested 45 days.

Special Magistrate Davis set a new compliance date of November 19, 2025. He stated the City can re-notice the case if it needs to be brought back.

## #11. MENDOZA / CASE NO. 25-12397 / 2602 SW MONTERREY LN

Code Compliance Officer Miguel Mendoza read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property and open storage - taken at the time of the inspections.

The Deputy City Clerk swore in Respondents Gabriela Marcus and Richard Cancino. Respondent Marcus stated the violation is as of 7/21/2025, as they are in the process of renovating and making repairs to the home. She explained they will continue to have debris and removing it with the trailer, until the repairs have been completed. Respondent Marcus showed Code Compliance Officer Mendoza current pictures of the areas that have been cleaned up.

Special Magistrate Davis stated the cinder blocks and other items still need to be removed. Code Compliance Supervisor Biehl indicated, if the Respondents are in compliance, the City does not have a problem with keeping the compliance date and checking the property. He stated he would walk the property with the owners to explain what needs to be removed.

Respondent Cancino stated they sent five emails to the City and none were answered. He stated they make a new pile of debris everyday, but they have been trying to comply and need a contact. Respondent Cancino requested one day to get rid of the debris.

Special Magistrate Davis set a new compliance date of 10/8/2025 and requested that the Respondents notify the City when everything is cleaned up. He stated he found proper notice and that Respondents Marcus and Cancino were present at today's hearing. Based on the testimony and evidence, Special Magistrate Davis found the property remains in violation and stated the City can re-notice the case if it needs to be brought back.

## #10. MENDOZA / CASE NO. 25-11803 / 1133 SW JENNIFER AVE

Code Compliance Officer Miguel Mendoza read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, tarp on the roof, and torn screen door - taken at the time of the inspections. He indicated the Respondent is in litigation for the door and roof.

The Deputy City Clerk swore in Respondent Andrea Sanderson, who explained she is having issues with her insurance company, has an

attorney, close to getting a court date, has the name of a roofer, and the fence has been removed and tarp has been fixed.

Code Compliance Supervisor Biehl stated the City would not be opposed to pushing this case to 1/14/2026.

Special Magistrate Davis set a new hearing/compliance date of 1/14/2026. He requested that the Respondent fix the tattered areas of the tarp and try to get more information/progress regarding her court case.

#### #4. KASHATUS / CASE NO. 25-01500 / 329 SW BECKER RD

Code Compliance Officer Jeremy Kashatus read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property and the tarp on the roof - taken at the time of the inspections. He indicated there was an issue with the contractor.

The Deputy City Clerk swore in Respondent Jameson Bennett, who explained they are currently in litigation with their insurance company and working with an attorney. He stated it should be resolved within the next two months. Respondent Bennett indicated he has a roofing contractor, but was advised not to make any repairs at this point.

Special Magistrate Davis set a new compliance date of 2/4/2026. He requested that the Respondent fix the tarp and stay in touch with Code Compliance Officer Kashatus.

### 9. Code Violations Special Requests

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

[2025-903](#)

#### #19. KASHATUS / CASE NO. 25-11905 / 3598 SW PISANO ST

Code Compliance Officer Jeremy Kashatus read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, fence and property line, and fence and plantings/palm trees that need to be removed - taken at the time of the inspections. He explained the City has a difficult time maintaining the canal, as the vegetation and palm trees are 20 feet over the property line. Code Compliance Officer Kashatus noted the shed does not need to be moved.

Wesley Armstrong, Code Compliance Manager, stated aerial photos indicate the fence has been on the property since 2008/2009. He explained as more houses are being built on the vacant lots, access to the canal is limited. Mr. Armstrong clarified this was a rear drainage

right-of-way violation and the owner is responsible for proper placement of the fence.

The Deputy City Clerk swore in Respondent Gibin Matthew, who explained he has lived in the house for more than 11 years, had a permit for the fence, planted the trees, and the fence is 13 feet from the canal. He presented pictures to Code Compliance Officer Kashatus and Special Magistrate Davis. He also provided a copy of the fence permit to Special Magistrate Davis.

For the record, Special Magistrate Davis stated Respondent Matthew provided ten 8x10 color photographs without objection and requested they will be included in the file and made part of the record for this case. He indicated what was presented as the permit is actually a Building Department affidavit stating the fence complies with the requirements of the permit. Code Compliance Supervisor Biehl provided the permit information and showed the property line versus the fence.

Special Magistrate Davis and Staff discussed the process of permitting, placing, surveying, and approving a fence by the City's Building Department. They also discussed the options that could be or were offered to the Respondent to address the situation.

Respondent Matthew inquired as to how often the City cleans the canal and stated there are thousands of trees on the other lots near the canal. He asked why the Building Department was checking the material used for the fence and not the property line. He noted the previous owner installed the fence. Special Magistrate Davis stated he did not have the answers and was having a hard time finding the Respondent in violation.

Respondent Matthew stated he could remove the fence, but he wanted the trees to remain. Code Compliance Manager Armstrong indicated the City's ask is to move the fence back to the shed and remove all vegetation on City property. He stated he could get clarification from the drainage division.

Special Magistrate Davis stated he would like that clarification and hear testimony that the big tree is impeding the City's ability to maintain the canal and drainage area. Code Compliance Manager Armstrong indicated the drainage division spoke to Respondent Matthew about his shed, fence, and trees that are on the City's property.

Special Magistrate Davis continued the case and did not issue an order. He requested that Respondent Matthew remove the fence and trees, so

the shed does not get bulldozed by the City. He said if there is no compliance, he will award the relief requested by the City. Special Magistrate Davis set a new compliance date of 1/14/2026 or the issue will be forced. He requested a discussion with the drainage division be had regarding the large tree. He stated any vegetation on the City's side of the fence will need to be cleared out.

Code Compliance Manager Armstrong stated that before anything is done, they will schedule a meeting between Code Compliance, the drainage division, and the Respondent to walk the area of the property and discuss everything that needs to be done, so there is no confusion. He explained if there is some unwillingness to achieve full compliance, they will at least get done what they can. He stated they will come back if need be.

Special Magistrate Davis stated he would like to have this done before 1/14/2026. He indicated he would grant more time if need be, if he finds there has been cooperation and collaboration.

#18. KASHATUS / CASE NO. 25-11904 / 3602 SW PISANO ST.

Code Compliance Officer Jeremy Kashatus read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, fencing, landscaping materials, gravel and stones - taken at the time of the inspections. He indicated this situation was similar to the case above. However, the fence and shed have been moved as requested, but the drainage division has requested that the blocks, two trees, landscaping materials, and gravel/stones be removed as well.

The Deputy City Clerk swore in Respondent Claudia Hood, who explained everything in the backyard was done by permit for the shed and fence. However, they moved the fence and shed, and in the process removed three trees. Respondent Hood inquired if the other two trees had to be removed, since there are numerous trees along the canal not required to be removed. She indicated they have spent more than \$5,000 to move the shed, electrical, sprinkler system, and fence.

Code Compliance Officer Kashatus explained that any tree that is planted, fruit tree, palm tree, etc., in the City's right-of-way would have to be removed. He indicated native trees that have been established, unless it is a specific impediment on the canal, would remain, which is determined by the manager of the drainage division. He stated the two trees in question have to be removed.

Code Compliance Manager Armstrong stated they can meet with

Respondent Hood when they meet with the prior Respondent to discuss what needs to be removed. Special Magistrate Davis indicated he would like Respondent Hood to be involved in that conversation, to see if there is a path forward.

Special Magistrate Davis stated he again was having difficulty finding the Respondent in violation based on how everything has unfolded over the years, and set a new compliance date of 1/14/2026. He stated this would give everyone one more opportunity to save these trees, as he hoped a resolution could be reached.

**#17. CERAMI / CASE NO. 25-12984 / 1497 SW SAN ESTEBAN AVE**

Code Compliance Officer Charles Cerami read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, high grass and weeds - taken at the time of the inspections.

The Deputy City Clerk swore in Respondents Lauryn Rodgers and Marie Phillips. Ms. Phillips explained they are in litigation with her husband. She stated she gave the first violation letter to her attorney and she has a case number. Ms. Phillips indicated her husband used to cut the lawn, as he has a landscaping business and is supposed to continue cutting the lawn through the litigation. She stated they go to court on 12/1/2025, but she hoped to get the lawn cut by 10/8/2025.

Special Magistrate Davis stated the lawn needs to be cut before 12/1/2025, as it will impact the neighbors. He authorized the City to cut the lawn after 10/8/2025 and have the Respondent receive the bill.

Code Compliance Manager Armstrong asked the Respondent to stay in touch with Code Compliance Officer Cerami, if she has an issue with the compliance date.

Special Magistrate Davis stated the City has property notice and the Respondents are present at today's hearing. Based on the testimony and evidence, he found that the property remains in violation and constitutes a threat to the public health, safety, and welfare. Special Magistrate Davis granted all relief requested by the City and authorized the City to enter the property to abate the property and assess the costs, if the Respondents do not comply by 10/8/2025.

**#20. KASHATUS / CASE NO. 25-11999 / 932 SW McCOMKLE AVE**

Code Compliance Officer Jeremy Kashatus read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, high grass and weeds - taken at the time of the inspections.

The Deputy City Clerk swore in Respondent Edzer Pierre, who indicated the photos shown were not of his property. Code Compliance Officer Kashatus presented the correct photos at this time.

Special Magistrate Davis set a new compliance date of 10/8/2025 to trim the high grass and weeds. He stated he found proper notice. Based on the testimony and evidence, Special Magistrate Davis found that the property is in violation and constitutes a threat to the public health, safety, and welfare. He authorized the City to enter the property, address the abatement issues, and assess the costs, if the Respondent is not in compliance by 10/8/2025.

**#21. KASHATUS / CASE NO. 25-12226 / 1056 SW PAAR DR**

Code Compliance Officer Jeremy Kashatus read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, refuse and materials on property, and a dead tree - taken at the time of the inspections.

Special Magistrate Davis stated the Respondent is not present, but the City has proper notice via certified mail. Based on the testimony and evidence, he found that the property remains in violation as cited and the dead tree constitutes a threat to the public health, safety, and welfare. Special Magistrate Davis granted all relief requested by the City, including the authority to abate the violation.

**#22. KASHATUS / CASE NO. 25-12398 / 1691 SW MALMO RD**

Code Compliance Officer Jeremy Kashatus read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, high grass and weeds, and posted notice - taken at the time of the inspections. He indicated the property is currently vacant.

Special Magistrate Davis stated the Respondent is not present at today's hearing, but the City has proper notice via certified mail and the posted notice. Based on the testimony and evidence, he found that the property remains in violation as cited and the violation constitutes a threat to the public health, safety, and welfare. Special Magistrate Davis granted all relief requested by the City, including the authority to enter the property,

abate the violation, and assess the costs.

#23. MENDOZA / CASE NO. 25-05991 / 1873 SW CYCLE ST

Code Compliance Officer Miguel Mendoza read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, loose fencing, and open storage - taken at the time of the inspections. He indicated the lien has reached the maximum in this case.

Special Magistrate Davis stated the Respondent is not present at today's hearing, but the City has proper notice. Based on the testimony and evidence, he found that the property remains in violation as cited and violation 158.211, regarding accumulation of material, refuse, and waste, constitutes a threat to the public health, safety, and welfare. Special Magistrate Davis granted all relief requested by the City, including the authority to abate the health, safety, and welfare violation and assess the costs.

#24. MENDOZA / CASE NO. 25-12208 / 1866 SW DAVIS ST

Code Compliance Officer Miguel Mendoza read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, open storage, high grass and weeds, inoperative vehicle, unregistered boats, posted notice, and white fence - taken at the time of the inspections. He indicated the lien has reached the maximum in this case.

Special Magistrate Davis stated the Respondent is not present at today's hearing, but the City has proper notice via certified mail and the posted notice. Based on the testimony and evidence, he found that the property remains in violation as cited and the violations, regarding high grass and weeds and accumulation of refuse and waste material, constitute a threat to the public health, safety, and welfare. Special Magistrate Davis granted all relief requested by the City, including the authority to enter the property; abate the health, safety, and welfare violations; and assess the costs.

#25. MENDOZA / CASE NO. 25-12210 / 1314 SW GRANVILLE AVE

Code Compliance Officer Miguel Mendoza read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, high grass and weeds - taken at the time of the inspections. He indicated this has been a recurring issue.

Special Magistrate Davis stated the Respondent is not present at today's

hearing, but the City has proper notice via certified mail. Based on the evidence, he found that the property remains in violation as cited and constitutes a threat to the public health, safety, and welfare. Special Magistrate Davis granted all relief requested by the City, including the authority to enter the property; abate the health, safety, and welfare violation; and assess the costs.

**#26. MENDOZA / CASE NO. 25-12214 / 2120 SW PLANTATION TER**

Code Compliance Officer Miguel Mendoza read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, high grass and weeds - taken at the time of the inspections. He indicated he spoke to the resident but nothing has been done.

Special Magistrate Davis stated the Respondent is not present at today's hearing, but the City has proper notice via certified mail and the posted notice. Based on the evidence, he found that the property remains in violation as cited and the violation constitutes a threat to the public health, safety, and welfare. Special Magistrate Davis granted all relief requested by the City, including the authority to enter the property; abate the health, safety, and welfare violation; and assess the costs.

**#27. MENDOZA / CASE NO. 25-12218 / 1557 SW FORTUNE RD**

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

Special Magistrate Davis stated the Respondents are not present at today's hearing, but the City has proper notice via certified mail and the posted notice. Based on the evidence, he found that the property remains in violation as cited and constitutes a threat to the public health, safety, and welfare. Special Magistrate Davis granted all relief requested by the City, including the authority to enter the property, abate the violation, and assess the costs.

10. Certification of Fines

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

[2025-904](#)

There were no Certification of Fines cases to be heard.

11. Certification of Fines Special Requests

- 11.a** Hear Certification of Fines Special Requests Cases and Approve the Staff Recommendation [2025-905](#)

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

12. Modification Requests

- 12.a** Hear Modification Requests Cases and Approve the Staff Recommendation [2025-947](#)

#1. WILLIAMS / CASE NO. 24-18844 / 1575 SW FRESNO RD

Janna Williams, Lien Services, read the following into the record: These modifications were requested by the applicant and were 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 an asset of the City. Per City ordinance, the Special Magistrate has the authority to modify these liens. Agenda item #1 has been agreed upon prior to this hearing and requires an order to be signed by the Magistrate.

Special Magistrate Davis stated he will sign the appropriate order for this modification.

13. How Parties are Notified

At this time, Ms. Brown indicated there were two late postponements: Case No. 25-12587 and Case No. 25-09918.

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

Ms. Brown requested that the City Clerk enter the cases into record and inquired if the Special Magistrate had any questions regarding the cases without parties present. Special Magistrate Davis indicated he had no questions and asked that

the remaining cases be entered into the record.

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

#25-12299 - 4202 SW SAVONA BLVD  
#25-12472 - 842 SW McCRACKEN AVE  
#25-14212 - 931 SW McCOMKLE AVE  
#25-05255 - 402 SW SANSOM LN  
#25-06916 - 1731 SW IMPORT DR  
#25-08078 - 2537 SW CALENDER ST  
#25-11032 - 2402 SW MASSEY ST  
#25-04447 - 142 NE TWYLITE TER  
#25-06593 - 1949 SW SUSSET LN

15. Public to be Heard

There were no comments from the public.

16. Adjourn

There being no further business, the hearing was adjourned at 11:34 AM.

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Traci Mehl, Deputy City Clerk