

City of Port St. Lucie

Special Magistrate Hearing

Meeting Minutes - Draft

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

Wednesday, July 16, 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 Keith Davis on July 16, 2025, at 9:10 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Keith Davis, Special Magistrate

Rachel Francois Dieujuste, Code Compliance Standards Associate

Richard Shiller, Deputy City Attorney

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 5/7/2025 and 5/14/2025 Cases
and Approve the Staff Recommendation

[2025-667](#)

The Special Magistrate approved the minutes.

5. Late Abatements and/or Postponements

Ms. Francois Dieujuste informed the Special Magistrate that Case #45, 25-07986 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

[2025-668](#)

Gomez 25-06934 1744 SE Berkshire Blvd

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Gomez, 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 Section 56.22(b) had been abated.

Attorney Diaz informed the Special Magistrate that the tenants were vacating the property and requested more time to abate the violations, specifically the driveway issues.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation with the exception of Section 56.22(b). He set a compliance date for September 17, 2025.

Pierre 25-05982 465 SE Seahouse Dr

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Pierre, previously sworn, read the case presentation and staff's recommendations into the record. She presented photos that were taken at the time of the inspections showing the subject property and violations. She stated that she would inspect the property later today since the Respondent informed her that most of the violations were abated.

The Deputy City Clerk swore in Carla Elias who stated that the weather was impeding their maintenance work. She added that the fence caused a problem between the property and the neighbor.

The Special Magistrate read the code & stated that the neighbor should also be cited for the fence. He found that proper notice was achieved, and that the property remained in violation. He set a compliance date for August 20, 2025.

Peco 25-04632 1502 SE Portillo Rd

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Peco, previously sworn, read the case presentation and staff's recommendations into the record. She presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Teresa Emmons who requested August 1st as a compliance date.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation. He set a compliance date for August 1, 2025.

Gomez 25-05451 1781 SE Ridgewood St

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Gomez, 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 Lisa Green who stated that she had financial issues and requested more time.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation. He set a compliance date for October 15, 2025.

Bender 25-08193 899 NW Riverside Dr

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Bender, previously sworn, read the case presentation and staff's recommendations into the record. He explained that only the roof violation remained. He presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Paul Dean who stated that he was dealing with the insurance company and the case was in mediation. Aaron Biehl, Code Compliance Supervisor, suggested that the Special Magistrate set a 90-day compliance date.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation. He set a compliance date for October 15, 2025.

Peco 25-07783 1842 SE Oxmoor Ct

(Clerk's Note: A PowerPoint was shown at this time.) Evelyn Rojas served as the interpreter for this case. Code Officer Peco, previously sworn, read the case presentation and staff's recommendations into the record. She presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Leodis Santos, who stated that his sister

had been living in the house. He requested additional time as he worked away from the property.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation. He set a compliance date for August 20, 2025.

9. Code Violations Special Requests

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

[2025-669](#)

Bender 25-06809 674 SW Biltmore St

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Bender, 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 a contractor was hired but only removed the tires.

The Special Magistrate found property notice, found that the property remained in violation and granted all relief requested by the City.

Bender 25-07682 782 NW Selvitz Rd

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Bender, 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 Special Magistrate found property notice, found that the property remained in violation and granted all relief requested by the City.

Bender 25-08578 502 NW Goldcoast Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Bender, 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 Special Magistrate found property notice, found that the property remained in violation and granted all relief requested by the City.

Gomez 25-08329 1791 SE Ridgewood St

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Gomez, 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 Special Magistrate found property notice, found that the property remained in violation and granted all relief requested by the City.

Mendoza 25-00438 2002 SW Kimberly Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Mendoza, 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 Special Magistrate found property notice, found that the property remained in violation and granted all relief requested by the City.

Peco 25-05036 2586 SE Perugia St

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Peco, previously sworn, read the case presentation and staff's recommendations into the record. She presented photos that were taken at the time of the inspections showing the subject property and violations.

The Special Magistrate found property notice, found that the property remained in violation and granted all relief requested by the City.

Peco 25-07161 1171 SE Mendavia Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Peco, previously sworn, read the case presentation and staff's recommendations into the record. She presented photos that were taken at the time of the inspections showing the subject property and violations.

The Special Magistrate found property notice, found that the property remained in violation and granted all relief requested by the City.

Pierre 25-05102 451 SE Evans Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Pierre, previously sworn, read the case presentation and staff's recommendations into the record. She presented photos that were taken at the time of the inspections showing the subject property and violations.

The Special Magistrate found property notice, found that the property remained in violation and granted all relief requested by the City.

10. Certification of Fines

10.a Hear Certification of Fines Cases and Approve the Staff Recommendation[2025-670](#)

Peco 24-19878 1413 SE Vesthaven Cir

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Peco, previously sworn, read the case presentation, staff's recommendations, and the previous Special Magistrate's ruling into the record. She presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Jorge Iglesias who requested 30 days since he needed a permit for the fence.

The Special Magistrate found property notice and certified the fine in the amount of \$225/day until compliance was achieved plus the \$411 administrative costs.

Peco 25-01359 2033 SE Oxmoor Ter

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Peco previously sworn, read the case presentation and staff's recommendations into the record. She presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Alexis Macias who stated that he was going to remove the old fence and install a new one.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation. He set a compliance date for July 30, 2025.

Peco 25-01396 2266 SE Seafury Ln

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Peco previously sworn, read the case presentation and staff's recommendations into the record. She presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Lorraine Sullivan who stated that the pavers, which she physically cannot move, were under a tarp but she would request her landscapers assistance.

The Special Magistrate continued the case to the August 13, 2025,

hearing.

Capp 25-05084 226 SW Parish Terr

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Wise, now handling the case & 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 Vincent & Nadine Batz who stated that he had medical issues and had a hard time finding assistance.

Mr. Biehl stated that there was a maxed-out lien for the same violation. The Special Magistrate found that proper notice was achieved, and that the property remained in violation. He set a compliance date for November 12, 2025.

11. Certification of Fines Special Requests

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

[2025-671](#)

Bender 25-02859 700 NW Kingston St

(Clerk's Note: A PowerPoint was shown at this time.) Code Specialist Bender, 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 Special Magistrate found that proper notice was achieved and found the property was not in compliance. He granted all the relief requested by the City, certifying the fine, assessing the abatement costs to date and awarding the administrative costs.

Bender 25-08321 366 NE Gulfstream Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Specialist Bender, 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 added that the property was not in compliance, but permits were approved to start the septic to sewer conversion.

The Special Magistrate found that proper notice was achieved and found the property was not in compliance. He granted all the relief requested by the City, certifying the fine, assessing the abatement costs to date and awarding the administrative costs.

Gomez 24-18844 1575 SW Fresno Rd

(Clerk's Note: A PowerPoint was shown at this time.) Code Specialist Gomez, 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 Special Magistrate found that proper notice was achieved and found the property was not in compliance. He granted all the relief requested by the City, certifying the fine, assessing the abatement costs to date and awarding the administrative costs.

Pierre 24-19073 2899 SE Eagle Dr

(Clerk's Note: A PowerPoint was shown at this time.) Code Specialist Pierre, previously sworn, read the case presentation, staff's recommendations, and the previous Special Magistrate's ruling into the record. She presented photos that were taken at the time of the inspections showing the subject property and violations.

The Special Magistrate found that proper notice was achieved and found the property was not in compliance. He granted all the relief requested by the City, certifying the fine, assessing the abatement costs to date and awarding the administrative costs.

12. Modification Requests

12.a Hear Modification Requests Cases and Approve the Staff Recommendation

[2025-676](#)

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

Evelyn Rojas, Lien Services Department, stated that these modifications were requested by the applicant. They were heard as a matter of City policy and were 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 Items #1-3, have been agreed upon and requires Magistrate signature. The Special Magistrate stated that he would sign the orders.

13. Vacate Requests**13.a** Hear Vacate Requests Cases and Approve the Staff
Recommendation[2025-677](#)

Ms. Rojas stated that the vacate requests on today's agenda, Agenda Items #4-30, had come from citizens or City staff, had been found by the City to be invalid, and required Special Magistrate signature.

The Special Magistrate stated that he would sign the orders.

14. 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 he had any questions on cases where parties were not present. The Special Magistrate replied in the negative and added that he would sign the appropriate orders.

15. Introduction of Cases Without Parties Present

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

25-04737	336 NE Gladiola Ave
24-16169	272 SW Molloy St
24-19281	1958 SE West Dunbrooke Cir
24-05524	1390 SE Vestridge Ln
25-05525	2362 SE Mariola Ave
25-06891	2297 SE Seamist St
25-04814	3101 SE Morningside Blvd
25-07672	1822 SE Elkhart Terr
25-07975	1750 SE Lullaby Terr
24-15058	486 SE Nome Dr
25-05722	1857 SE Fallon Dr
25-04055	370 SW Buxton Ave

24-15414	352 SW Voltair Terr
25-04164	365 SW Todd Ave
25-04113	2460 SE Pascal Ave
25-03323	650 SE Majestic Terr

The Special Magistrate stated that he would sign the orders for the above cases.

16. Public to be Heard

There were no public comments to be heard.

17. Adjourn

There being no further business, the meeting was adjourned at 11:23 a.m.

Shanna Donleavy, Deputy City Clerk