

City of Port St. Lucie
Special Magistrate Hearing
Meeting Minutes

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

Wednesday, April 15, 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 Esq. on April 15, 2026, at 9:02 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Keith Davis Esq., Special Magistrate
Sara Brown, Project Coordinator
Wesley Armstrong, Code Compliance Supervisor
Miguel Mendoza, Code Compliance Officer
Juan Armendarez, Code Compliance Officer
Sarah Peco, Code Compliance Officer
KeAndrea Davis, Deputy City Attorney
Jasmin De Freese, 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 the Code Compliance Officers.

4. Approval of Minutes

There was nothing to be heard under this item.

5. Late Abatements and/or Postponements

Project Coordinator Brown indicated that the following case was postponed; 26-01479

Project Coordinator Brown indicated that the following cases were abated; 26-01208 and 25-09624.

6. Approval of Agenda

The Special Magistrate approved the agenda, as published.

7. Introduction of Cases

8. Code Violations

8.a Hear Code Violations Cases and Approve the Staff Recommendation[2026-357](#)

7. MENDOZA / CASE NO. 26-02180 / 1631 SE FAIRFIELD ST

Code Compliance Officer Mendoza read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Respondent Gillies Viau, who stated that the window was for security because children were shooting the window with BB guns, and he matched the boarding the greenery, and that this was a garage window and there were other doors to use for safety. Supervisor Armstrong stated that most house fires start in the garage, so it was especially important to have ventilation and access for the Fire Department. The Special Magistrate informed that this was a violation of the Florida Building Code.

Mr. Viau then stated that he was trying to sell the car, but the DMV required that he put full coverage on the vehicle, which he did not want to do as he was not using the vehicle. He inquired if it could be stored behind his gate, to which Supervisor Armstrong replied that per Code, it was required to be in a garage/enclosed structure, not outside. Mr. Viau requested an extension of time, to which the City recommended 2 weeks.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by April 29, 2026.

8. PECO / CASE NO. 25-08433 / 391 SW FAIRWAY AVE

Code Compliance Officer Peco read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Respondent John O'Conner, who stated that the property was in probate and would be transferred into his name in August. Mr. O'Conner stated that he could not get permits until it was in his name, but he could clean out the culvert. Supervisor Armstrong inquired if the Special Magistrate would be in favor of removing the driveway violation from the Order and only have the culvert violation, to which the Special Magistrate responded in the affirmative.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found that the property remained in violation for the culvert violation and removed the driveway violation per the City's request. He ordered a compliance deadline by April 22, 2026.

1. ARMENDAREZ / CASE NO. 25-15059 / 143 SW MILBURN CIR

Code Compliance Officer Armendarez read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Respondent William Darby, who stated that he could not register the vehicle due to DUI charges, but if the charges were dropped, he could get his license and renew the vehicle. He requested additional time. The City deferred to the Special Magistrate for the time to be given and noted that they were comfortable with 30 days. The Special Magistrate noted that he would extend this to May 13th but would not be willing to go past May 20th.

The Special Magistrate continued this case to May 13, 2026.

9. Code Violations Special Requests

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

[2026-358](#)

17. ARMENDAREZ / CASE NO. 25-17060 / 4472 PALEY RD

Code Compliance Officer Armendarez read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. He stated that the overgrowth needed to be cut all the way back to the property line and 10 ft. high because Public Works could not currently access the canal for maintenance.

The Deputy City Clerk swore in Respondents Dawn Tate and John Tate (Ms. Tate's brother). Mr. Tate stated that he had been working on this, but he needed to buy a stronger chainsaw due to his breaking, and that he had gotten quotes. He requested additional time and stated that he could clean off the mold within a couple weeks. Supervisor Armstrong stated that he could speak on how often Public Works needed access, but that the department had reached out the Respondents. The Special Magistrate suggested a 3-week extension, to which the City did not object.

The Special Magistrate found proper notice and based on the testimony

and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by May 6, 2026. If compliance is not met by this date, he authorized the City to enter the property and abate the health, safety, and welfare violation and the costs will be determined at a later hearing.

16. ARMENDAREZ / CASE NO. 25-17561 / 3231 SE PINTO ST

Code Compliance Officer Armendarez read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. (Clerk's Note: The Respondent was not present.)

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by April 22, 2026. If compliance is not met by this date, he authorized the City to enter the property and abate the violation and assess the cost, and he granted all relief by the City.

18. MENDOZA / CASE NO. 26-01091 / 1991 SE AIRES LN

Code Compliance Officer Mendoza read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. (Clerk's Note: The Respondent was not present.)

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by April 22, 2026. If compliance is not met by this date, he authorized the City to enter the property and abate the violation and assess the cost, and he granted all relief by the City.

19. PECO / CASE NO. 25-16491 / 1210 SW AIROSO BLVD

Code Compliance Officer Miller read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. (Clerk's Note: The Respondent was not present.)

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by April 22, 2026. If compliance

is not met by this date, he authorized the City to enter the property and abate the violation and assess the cost, and he granted all relief by the City.

10. Certification of Fines

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

[2026-359](#)

There was nothing to be heard under this item.

11. Certification of Fines Special Requests

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

[2026-360](#)

29. PECO / CASE NO. 25-10372 / 1614 SE SANDIA DR

Code Compliance Officer Peco read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.

Attorney Ryan Lumbreras represented the applicant and stated that the Respondent was not contesting the hearing.

Based on the testimony and evidence presented, the Special Magistrate found that the property had come into compliance per the City, and he assessed abatement costs of \$225 and administrative costs \$411.

28. MENDOZA / CASE NO. 25-15974 / 801 SE KENDALL AVE

Code Compliance Officer Mendoza read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Respondents Stacy Sweet and Norman Flowers. Mr. Flowers stated that he called Supervisor Armstrong and Officer Mendoza to inform that he could not make the first meeting but did not receive a response. The Special Magistrate inquired if the City had a written authorization to have Mr. Flowers represent Ms. Sweet for this hearing, to which both the City and Respondent responded in the negative. Mr. Flowers stated that he had a letter from the neighbors stating that they appreciated how it now looked, and that the bus driver chooses to use this route other than another route. He also stated that the stones were temporary until the new ones were made.

The Special Magistrate stated that they were not there to re-hear the

Violation Hearing, and that he heard that the City abated the violation by removing the stones. Mr. Flowers stated that he was not advised that there was a size limit to his new buttons, and that he had previously called the Code Compliance office to inform them about swale issues.

Officer Mendoza stated that they had informed him since last year that the buttons needed to be removed. Mr. Flowers reiterated that his complaints were not addressed and informed of issues. Supervisor Armstrong clarified that compliance had been met and this hearing was for the recovery of costs. Ms. Sweet informed that she did not deal with any of this.

Based on the testimony and evidence presented, the Special Magistrate found that the property was in compliance and assessed an \$809 abatement cost and \$411 administrative costs.

26. MENDOZA / CASE NO. 25-14789 / 1714 SE CLEARMONT ST

Code Compliance Officer Mendoza read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. (Clerk's Note: The Respondent was not present.)

Based on the testimony and evidence presented, the Special Magistrate found that the Respondent had failed to comply with the deadline set forth in the Violation Hearing. He certified the fine in the amount of \$125/day, up to a maximum of \$50,000, in addition to the administrative costs of \$411. The Special Magistrate authorized the City, per Section 162.08(5) of the Florida Statutes, to enter the property to abate the health, safety, and welfare violations.

27. MENDOZA / CASE NO. 25-15742 / 451 SE EVANS AVE

Code Compliance Officer Mendoza read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. (Clerk's Note: The Respondent was not present.)

Based on the testimony and evidence presented, the Special Magistrate found that the Respondent had failed to comply with the deadline set forth in the Violation Hearing. He assessed abatement costs of \$395 and administrative costs of \$411.

30. PECO / CASE NO. 25-15369 / 1974 SW SCORPIO LN

Code Compliance Officer Peco read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. (Clerk's Note: The Respondent was not present.)

Based on the testimony and evidence presented, the Special Magistrate found that the Respondent had failed to comply with the deadline set forth in the Violation Hearing. He granted all relief to the City and certified the fine in the amount of \$100/day, up to a maximum of \$50,000, in addition to abatement costs of \$1,200 and administrative costs of \$411.

31. PECO / CASE NO. 25-15990 / 1162 SW AIROSO BLVD

Code Compliance Officer Peco read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. (Clerk's Note: The Respondent was not present.)

Based on the testimony and evidence presented, the Special Magistrate found that the Respondent had failed to comply with the deadline set forth in the Violation Hearing. He certified the fine in the amount of \$225 abatement costs and administrative costs of \$411.

12. How Parties are Notified

The Project Coordinator read the following into the record: 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. The Project Coordinator requested that the Clerk enter the cases into the record and asked the Special Magistrate if he had any questions about any cases with no parties present, to which he responded in the negative.

13. Introduction of Cases Without Parties Present

CODE VIOLATIONS

Supervisor Armstrong read the following into the record: Regarding the following cases entered into public record, our Code Compliance Officers inspected the properties and found violations to exist. A reasonable date for compliance was subsequently given, but upon re-inspection 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 April 22, 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.

The following cases without parties present were read into the record by the Project Coordinator:

26-00225 154 SW Wakefield Cir
26-01690 2586 SE Lily St
25-03099 471 SE Thanksgiving Ave
26-00384 2107 SE Stargrass St
26-01107 715 SE Evergreen Ter
26-03036 1633 SW Burlington St
26-01794 513 NW Floresta Dr
25-10335 140 SE Juper Ave
26-00523 1782 SE Elkhart Ter
26-02822 2272 SE Seafury Ln

CERTIFICATION OF FINES

Supervisor 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 re-inspection by a Code Compliance Officer, it was determined that 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.

25-09987 1126 SE Clifton Ln
25-12442 1402 SE Navajo Ln
25-14096 949 SE Albatross Ave
25-15795 1300 SE Navajo Ln
25-17074 1196 SE Sabina Ln

14. Public to be Heard

There were no public comments to be heard.

15. Adjourn

There being no further business, the meeting was adjourned at 10:44 a.m.

Jasmin De Freese, Deputy City Clerk