

City of Port St. Lucie

Special Magistrate Hearing

Meeting Minutes

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

Wednesday, April 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 at 9:02 AM on April 16, 2025, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Keith Davis, Special Magistrate
Aaron Biehl, Code Compliance Supervisor
Wesley Armstrong, Code Compliance Manager
Gregory Bender, Code Compliance Specialist
Roque Gomez, Code Compliance Specialist
Jeremy Kashatus, Code Compliance Specialist
Rachel Knaggs, Code Compliance Specialist
Steve Owens, Code Compliance Specialist
Sarah Peco, Code Compliance Specialist
Mishla Pierre, Code Compliance Specialist
Hamlet Polanco, Code Compliance Specialist
Richard Shiller, Deputy City Attorney
Camille Wallace, Deputy Director, NSD
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

Rachel Dieujuste, NSD Associate, indicated Case #24-19723 was abated and Case #24-19078 was postponed. She noted that Case #24-19073 will be heard under the Code Violations Special Requests section of the Agenda.

6. Approval of Agenda

Special Magistrate Davis approved the Agenda with the noted revisions.

7. Introduction of Cases

8. Code Violations

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

[2025-354](#)

#26. KASHATUS / CASE NO. 23-17379 / 1882 SE AIRES LN (VIA ZOOM)

Code Compliance Specialist Jeremy Kashatus read the Case Presentation and Staff's recommendations into the record. He presented photos - of the failed culvert pipe and damaged driveway - taken at the time of the inspections. He noted the permit has expired and the work has not been completed.

The Deputy City Clerk swore in Respondent Carole Vasta via Zoom, who explained the tenants were going to pay for the damage but did not. She stated she tried to increase the rent to cover the expenses and damage, but the tenants refused. Respondent Vasta indicated she does not live in the area, so it is hard to find someone to do the work.

Code Compliance Specialist Kashatus requested that the Special Magistrate set a date for the work to be done, as this case has been open since 2023.

Special Magistrate Davis explained that difficult tenants and the Respondent's locality are not the City's issues. He stated he wanted the violations in compliance by May 30, 2025, or the City will bring this case back to certify the fines.

At this time, Respondent Vasta asked for the name and number of the person who pulled the original permit to do the repairs. Special Magistrate Davis requested that Respondent Vasta speak with Code Compliance Specialist Kashatus regarding same.

#20. GOMEZ / CASE NO. 24-19280 / 1931 SE WEST DUNBROOKE CIRCLE

Code Compliance Specialist Roque Gomez read the Case Presentation and Staff's recommendations into the record. He presented photos - of the open storage, stucco in need of repair, garage door boarded up, vehicle with expired tags, and posted notice - taken at the time of the inspections. He noted the address numbers have been posted.

The Deputy City Clerk swore in Respondent Heather Allen, who asked for a 60-day extension to take care of the issues.

Special Magistrate Davis stated he found proper notice was provided in this case and that the property remains in violation as cited, except 41.10(c)(2) regarding the address numbers has been abated. He indicated the remaining violations need to be in compliance by June 20, 2025. If not, the City may bring the case back for an assessment of fines and costs. Special Magistrate Davis requested that the Respondent stay in touch with Code Compliance Specialist Gomez for an inspection once progress has been made.

#21. GOMEZ / CASE NO. 24-19281 / 1958 SE WEST DUNBROOKE CIRCLE

Code Compliance Specialist Roque Gomez read the Case Presentation and Staff's recommendations into the record. He presented photos - of the tarp on the roof and posted notice - taken at the time of the inspections.

The Deputy City Clerk swore in Bobby Way, who indicated he was the Respondent's son. He explained his mother was currently in litigation with her insurance company. Code Compliance Specialist Gomez stated he could get more information regarding the litigation from the Respondent after the hearing, as they have been in communication.

Special Magistrate Davis continued the hearing to June 18, 2025, and asked the Respondent to bring back current information from their attorney on the status of the litigation.

#22. GOMEZ / CASE NO. 25-00242 / 1926 SE WEST DUNBROOKE CIRCLE

Code Compliance Specialist Roque Gomez read the Case Presentation and Staff's recommendations into the record. He presented photos - of the open storage, overgrowth, shed and home with mold and mildew, and posted notice - taken at the time of the inspections. He stated the overgrowth and mold/mildew were being worked on by the Respondent.

The Deputy City Clerk swore in Respondent Linda Ratliff, who explained she is working on the violations and requested an extension of 90 days to get it all completed. Code Compliance Specialist Gomez did not object to an extension and stated the City could conduct another inspection in 30 days to check on the progress.

Special Magistrate Davis granted an extension and set a compliance date of July 18, 2025. He asked the Respondent to stay in touch with Code Compliance Specialist Gomez and the City.

#39. PIERRE / CASE NO. 25-01112 / 3445 SE HART CIRCLE

Code Compliance Specialist Mishla Pierre read the Case Presentation and Staff's recommendations into the record. She presented photos - of the Toyota SUV with no plate, Buick parked in the swale with no tag, and posted notice - taken at the time of the inspections. She stated no progress has been made after speaking with the Respondent.

The Deputy City Clerk swore in Respondent Willio Laguerre, who stated he was trying to understand and that the Toyota was for his son. Special Magistrate Davis explained the City does not allow cars being parked in driveways if they are not properly registered, do not have license plates, etc.

Special Magistrate Davis found proper notice was given by the City and indicated the Respondent was present. He stated the property remains in violation as cited and set April 30, 2025, as the compliance date. Special Magistrate Davis explained if the Respondent is still in violation at that time, the City may bring the case back for an assessment of fines.

#40. POLANCO / CASE NO. 24-17709 / 5858 NW LEGHORN AVE

Code Compliance Specialist Hamlet Polanco read the Case Presentation and Staff's recommendations into the record. He presented photos - of the paved driveway expanded in violation of the minimum setback and beyond what was permitted - taken at the time of the inspections.

Wesley Armstrong, Code Compliance Manager, indicated the City's current code states that a driveway cannot be created within six feet of the property line. Rachel Knaggs, Code Compliance Specialist, noted that the utility box/water meter was extremely close to the driveway.

The Deputy City Clerk swore in Respondents Sara Campos and Gabriel Campos, who requested an extension of six months to fix the problem. Ms. Campos explained they just paid for their Dad to have surgery in Brazil and they will get the money together when he returns. Code Compliance Specialist Polanco stated it was not a safety issue, but the City was concerned about the water meter box.

Special Magistrate Davis found proper notice was given by the City and

stated the property remains in violation as cited, based on the evidence and testimony. He set a compliance date of October 17, 2025.

9. Code Violations Special Requests

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

[2025-355](#)

#41. BENDER / CASE NO. 25-00621 / 148 NE SAGAMORE TER

Code Compliance Specialist Gregory Bender read the Case Presentation and Staff's recommendations into the record. He presented photos - of the high grass and weeds and posted notice - taken at the time of the inspections. He also requested authorization for the City to cut the grass, as the property is vacant.

Special Magistrate Davis found proper notice was made by the City. He stated the property remains in violation as cited and constitutes a threat to the public health, safety, and welfare. Special Magistrate Davis granted the relief requested by the City.

#42. BENDER / CASE NO. 25-02859 / 700 NW KINGSTON ST

Code Compliance Specialist Gregory Bender read the Case Presentation and Staff's recommendations into the record. He presented photos - of the high grass and weeds - taken at the time of the inspections. He also requested permission for the City to access the property to cut the grass.

Special Magistrate Davis found proper notice was given by the City. He stated the property remains in violation as cited and constitutes a threat to the public health, safety, and welfare. Special Magistrate Davis granted the relief requested by the City.

#43. GOMEZ / CASE NO. 24-17042 / 2170 SE GLENROCK TER

Code Compliance Specialist Roque Gomez read the Case Presentation and Staff's recommendations into the record. He presented photos - of the open storage, high grass and weeds, and inoperative vehicle - taken at the time of the inspections. He noted the City is requesting permission to cut the grass.

Special Magistrate Davis found proper notice was given by the City and indicated the Respondent was not present. Based on the testimony and evidence, he found the property remains in violation as cited, regarding City Code 41.08(b), high grass and weeds over 12 inches, and constitutes a threat to the public health, safety, and welfare. Special Magistrate Davis

granted all relief requested by the City.

#44. GOMEZ / CASE NO. 25-00463 / 2342 SE MARIOLA AVE

Code Compliance Specialist Roque Gomez read the Case Presentation and Staff's recommendations into the record. He presented photos - of the open storage and high grass and weeds - taken at the time of the inspections. He stated the City is requesting permission to cut the grass.

Special Magistrate Davis indicated the Respondents were not present and found proper notice was provided with the documents contained in the City's file. Based on the testimony and evidence, Special Magistrate Davis found the property remains in violation as cited, regarding City Code 41.08(b), high grass and weeds over 12 inches, and constitutes a threat to the public health, safety, and welfare. He granted all relief requested by the City.

#45. PECO / CASE NO. 25-00884 / 1101 SE MENORES AVE

Code Compliance Specialist Sarah Peco read the Case Presentation and Staff's recommendations into the record. She presented photos - of the high grass and weeds, screen enclosure, and posted notice - taken at the time of the inspections.

Special Magistrate Davis indicated the Respondent was not present and found proper notice was provided with the documents contained in the City's file. Based on the testimony and evidence, Special Magistrate Davis found the property remains in violation as cited, regarding City Code 41.08(b), high grass and weeds over 12 inches, and constitutes a threat to the public health, safety, and welfare. He granted all relief requested by the City.

#46. PECO / CASE NO. 25-00951 / 1872 SE ENFIELD AVE

Code Compliance Specialist Sarah Peco read the Case Presentation and Staff's recommendations into the record. She presented photos - of the high grass and weeds - taken at the time of the inspections.

Special Magistrate Davis indicated the Respondent was not present and found proper notice was provided with the documents contained in the City's file. Based on the testimony and evidence, Special Magistrate Davis found the property remains in violation as cited and constitutes a threat to the public health, safety, and welfare. He granted all relief requested by the City.

#35. PIERRE / CASE NO. 24-19073 / 2899 SE EAGLE DR

Code Compliance Specialist Mishla Pierre read the Case Presentation and Staff's recommendations into the record. She presented photos - of the trees planted on City property - taken at the time of the inspections. She explained the owners do not want to remove the trees and the City is asking for authorization to remove them.

Wesley Armstrong, Code Compliance Manager, indicated the City owned the lake and they received a complaint from Public Works, as the trees interfere with maintaining the drainage system. He stated the City has been in communication with the owner of the trees, but no progress has been made to remove the trees.

Special Magistrate Davis indicated the Respondents were not present and found the City has provided proper notice. He stated City Code 41.08(h) (1) has been violated and constitutes a threat to the public health, safety, and welfare, as it is impeding the City's ability to maintain its storm water drainage facilities. Special Magistrate Davis granted the relief requested by the City and gave the Respondents until 4/23/2025 to remove the trees or the City will remove them.

#47. PIERRE / CASE NO. 25-00583 / 3231 SE PINTO ST

Code Compliance Specialist Mishla Pierre read the Case Presentation and Staff's recommendations into the record. She presented photos - of the high grass and weeds and posted notice - taken at the time of the inspections. She noted the City cut the grass at this property last year and it is not being maintained.

Special Magistrate Davis indicated the Respondents were not present and found the City has provided proper notice. Based on the testimony and evidence, Special Magistrate Davis stated the property remains in violation as cited and constitutes a threat to the public health, safety, and welfare. He granted the relief requested by the City.

10. Certification of Fines

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

[2025-356](#)

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

[2025-357](#)

Approve the Staff Recommendation

#50. BENDER / CASE NO. 24-16896 / 682 NW CARDINAL DR

Code Compliance Specialist Gregory Bender read the Case Presentation and Staff's recommendations into the record. He presented photos - of the high grass and weeds - taken at the time of the inspections. He stated the City has cut the grass.

Special Magistrate Davis indicated the Respondent was not present and the City has provided proper notice. He stated the property remains in violation and the City has abated the violation as previously ordered. Special Magistrate Davis found the violation continues to constitute a threat to the public health, safety, and welfare, and certified the fine, authorized abatement, and granted all other relief requested by the City.

#51. BENDER / CASE NO. 24-18397 / 310 SE CALMOSO DR

Code Compliance Specialist Gregory Bender read the Case Presentation and Staff's recommendations into the record. He presented photos - of the high grass and weeds - taken at the time of the inspections. He stated the City has cut the grass.

Special Magistrate Davis indicated the Respondent was not present and found the City has provided proper notice. He stated the property remains in violation and will continue to constitute a threat to the public health, safety, and welfare, if the City does not continue to abate it. Special Magistrate Davis certified the fine, authorized abatement, and granted all other relief requested by the City.

#52. BENDER / CASE NO. 24-18838 / 502 NW GOLDCOAST AVE

Code Compliance Specialist Gregory Bender read the Case Presentation and Staff's recommendations into the record. He presented photos - of the high grass and weeds - taken at the time of the inspections. He stated the City has cut the grass.

Special Magistrate Davis stated the Respondent was not present and found the City has provided proper notice. He stated the property remains in violation and has not complied with the order finding violation of 41.08(b), which will constitute a threat to the public health, safety, and welfare, if not abated by the City. Special Magistrate Davis certified the fine, authorized abatement, and granted all other relief requested by the City.

#53. GOMEZ / CASE NO. 24-18492 / 1237 SW PATRICIA AVE

Code Compliance Specialist Roque Gomez read the Case Presentation and Staff's recommendations into the record. He presented photos - of the dead trees removed by the City - taken at the time of the inspections. He stated the City was recouping the costs of removing the trees and there has been no contact with the owner of the lot.

Special Magistrate Davis indicated the Respondent was not present and found the City has provided proper notice with the documents contained in the file. Based on the testimony and the evidence, Special Magistrate Davis stated the property is in compliance with City Code 95.03, due to the abatement activity previously authorized and conducted by the City. He granted all relief requested by the City and ordered payment of the abatement cost of \$5,000.00.

#54. PIERRE / CASE NO. 24-18692/ 2887 SE EAGLE DR

Code Compliance Specialist Mishla Pierre read the Case Presentation and Staff's recommendations into the record. She presented photos - of the high grass and weeds and posted notice - taken at the time of the inspections. She stated the grass was cut by the City.

Special Magistrate Davis indicated the Respondents were not present and found the City has provided proper notice with the documents contained in the City's file. Based on the testimony and the evidence, Special Magistrate Davis stated the property has not complied with the order finding violation and remains in violation of City Code 41.08(b), which constitutes a threat to the public health, safety, and welfare, if the City does not continue to abatement the violation. He certified the fine, authorized abatement, and granted all other relief requested by the City.

12. How Parties are Notified

Rachel Dieujuste, NSD Associate, 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 was completed in the same manner as if the card was returned unclaimed as stated above. Any

photos shown at today's hearing are kept and maintained as public records of the City of Port St. Lucie's Neighborhood Services Department.

13. Introduction of Cases Without Parties Present

Ms. Dieujuste asked that the City Clerk to enter the cases into the record and inquired if Special Magistrate Davis had any questions regarding the cases where the party was not present, to which Special Magistrate Davis responded in the negative.

Special Magistrate Davis stated he will find proper notice with the remaining cases. Project Coordinator Brown read the case(s) without a party present into the record:

CODE VIOLATIONS:

#23-13976 - 423 SE Sunnydale Ln
#24-19578 - 715 NE Galilean St
#24-19638 - 619 SE Preston Ln
24-19893 - 253 NW Floresta Dr
#25-00068 - 759 NW Cardinal Dr
#25-00293 - 374 SW Lucero Dr
#25-00364 - 555 NW Marion Ave
#25-00652 - 797 SW Dorchester St
#25-00674 - 313 NW Dorchester St
#25-00687 - 401 NW Lincoln Ave
#25-00888 - 301 NE Floresta Dr
#25-00986 - 749 NW Cardinal Dr
#25-01732 - 319 NE Camelot Dr
#25-01733 - 325 NE Camelot Dr
#25-02866 - 782 NW Selvitz Rd
#24-19024 - 2260 SW Culpepper Ave
#25-00820 - 273 SE Whitmore Dr
#25-01440 - 193 SE Fallon Dr
#24-14114 - 1924 SW Gatlin Blvd
#25-00249 - 1150 SE Parrish CT
#25-01787 - 2252 SE Berkshire Blvd
#25-02909 - 2091 SE Berkshire Blvd
#24-19001 - 1286 SE Rickenbacker Ter
#24-19732 - 2409 SE Gowin Dr
#25-01361 - 2049 SE Oxmoor Ter
#25-01375 - 1173 SE Stewart Rd
#25-01396 - 2266 SE Seafury Ln
#25-02338 - 1722 SE Burgundy Ln
#24-15058 - 486 SE Nome Dr
#24-19074 - 3204 SE Quay St
#25-00476 - 3541 SE Hyde Cir

CERTIFICATION OF FINES

#24-14125 - 2656 SW Fairgreen Rd

#24-17204 - 188 SW Milburn Cir

Special Magistrate Davis stated he will sign the appropriate orders.

14. Public to be Heard

There were no comments from the public.

15. Adjourn

There being no further business, the hearing was adjourned at 10:40 AM.

Traci Mehl, Deputy City Clerk