

# 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, January 21, 2026**

**9:00 AM**

**City Hall, Council Chambers**

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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 9:07 AM on January 21, 2026, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Keith Davis, Special Magistrate  
Juan Armendarez, Code Compliance Officer  
Greg Bender, Code Compliance Officer  
Anastatia Diaz, Code Compliance Officer  
Michael Dickerson, Code Compliance Officer  
Roque Gomez, Code Compliance Officer  
Tyler Herzog, Code Compliance Officer  
Melissa Huckstable, Code Compliance Officer  
Jeremy Kashatus, Code Compliance Officer  
Miguel Mendoza, Code Compliance Officer  
Sarah Peco, Code Compliance Officer  
Carlloyd Rose, Code Compliance Officer  
Wesley Armstrong, Code Compliance Manager  
Sara Brown, Neighborhood Services  
Rachel Knaggs, Neighborhood Services  
Evelyn Rojas, Finance  
Matthew Rouselle, Business Tax Compliance Officer  
Richard Shiller, Deputy City Attorney  
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. 25-08315, Case No. 25-17900, and Case No. 25-17296 were postponed and Case No. 25-16850, Case No. 25-16718, Case No. 25-09119, and Case No. 25-15684 were abated.

6. Approval of Agenda

Special Magistrate Davis approved the agenda with the abatements and postponements noted.

7. Introduction of Cases

8. Business Tax Case Presentations

**8.a** Hear Business Tax Case Presentations to Determine Violation  
of City Code and Set Compliance Deadline

[2026-094](#)

(Clerk's Note: These cases were heard after the Modification Requests.)

#27. ROUELLE / CASE NO. BT-25-00388 / 698 SW PORT SAINT  
LUCIE BLVD, UNIT 103

Business Tax Compliance Officer Matthew Rouselle stated he was previously sworn and indicated the Respondent is not present. He explained the business tax is delinquent, but the City holds the property to the standard of compliance. Business Tax Compliance Officer Rouselle requested compliance within 30 days.

Deputy City Attorney Richard Shiller explained the City ordinance has been updated and states if a business is operating without a valid Business Tax Receipt, the property owner is in violation as well. He noted the business owner, who is also in violation, showed up today and left, as the property owner is the Respondent in this case.

Business Tax Compliance Officer Rouselle read the following into the record:

This case involves a Respondent who is the owner of the property located in the City of Port St. Lucie at 698 SW Port St. Lucie Blvd, Unit 103. The Respondent is renting or providing space at this property to an individual or company that is operating a business without a valid business tax receipt in violation of Section 111.21 of the City Code. During my investigation I confirmed the business known as Bumps and Babies Massage Therapy, LLC, is operating at the subject location. I verified through the City's business tax office that the valid business tax receipt has not been issued to the operator of that business for this location. A search of the Property Appraiser records confirms that the Respondent is the owner of the property where the business is operating.

A Notice of Violation was issued to the Respondent on November 17, 2025, giving the Respondent until December 4, 2025, to correct the violation. Compliance was not achieved by the deadline. A Notice of Hearing for today's proceeding was issued on November 17, 2025, and proper service was completed in accordance with the City Code.

The recommendation of the requested order is that the City respectfully request the Special Magistrate to make the following findings of fact. 1) The business is being operated at 698 SW Port St. Lucie Blvd, Unit 103; 2) The business does not possess a valid City of Port St. Lucie business tax receipt; 3) The Respondent is the owner of the property where the business is being operated; and 4) The Respondent is renting or providing space to the business in violation of Section 111.21 of the City Code.

The City requests the Special Magistrate issue an order setting a deadline for the Respondent to come into compliance by February 11, 2026, ensuring that the operator of the business obtains a valid City business tax receipt or ceasing to allow the business in question to operate on Respondent's property unless and until a valid business tax receipt is obtained.

Special Magistrate Davis stated the Respondent is not present. He indicated he has the Affidavit of Posting and the City has proper notice. Based on the testimony and evidence, Special Magistrate Davis found that the violation exists. He ordered February 11, 2026, as the compliance date.

9. Solid Waste Certification of Fines

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

[2026-098](#)

(Clerk's Note: The Solid Waste cases were heard first and prior to the Business Tax cases.)

Sara Brown indicated they would call the Solid Waste cases first, as no one is present for Case No. 25-16164, Case No. 25-15082, and Case No. 25-15749.

Special Magistrate Davis confirmed no one was present for these cases. He requested that Ms. Brown put on record how these cases were noticed.

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 Office of Solid Waste 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 Office of Solid Waste.

Special Magistrate Davis stated this notification applied to all three cases and indicated he found proper notice even though the Respondents are not present. He stated he would sign the appropriate orders.

#### 10. Modification Requests

- 10.a** Hear Modification Requests Cases and Approve the Staff Recommendation

[2026-099](#)

(Clerk's Note: These Modification Requests were heard after the Solid Waste cases and prior to the Business Tax cases.)

#### MODIFICATION REQUESTS

##### #11. ROJAS-KNAGGS / CASE NO. 25-10913 / 450 SW EYERLY AVE

Rachel Knaggs, Neighborhood Services read the Case Presentation and Staff's recommendations into the record.

The Deputy City Clerk swore in Respondent Jeremy Rich via Zoom, who explained he changed the oil on the camper and left the oil pan under the camper when it started to rain. He stated the oil leaked out of a new oil pan into the ditch and swale. Respondent Rich offered to pay for the damages, because it was an accident.

Ms. Knaggs explained the Respondent Rich left town to go to work and left the oil out, which leaked into the stormwater drain. She stated Public Works remedied the issue, but it was a complete contamination of surrounding properties due to the negligence of the leaving the oil pan out. Ms. Knaggs indicated the photos show the contaminated swale and culvert pipe.

Wesley Armstrong noted the City received a complaint regarding this

issue, as the oil was unsupervised for 72 hours and there was heavy rainfall during this time. Respondent Rich apologized for making a mistake.

Special Magistrate Davis recalled the prior hearings with Respondent Rich. Special Magistrate Davis stated he understands this was not intentional, but it caused a significant impact to the immediate area. He indicated that Respondent Rich has given him no reason to mitigate his case and, based on the evidence and testimony, he is denying the request for a modification in any amount. Special Magistrate Davis did not believe the offer of \$9,500 was sufficient and stated that Respondent Rich should be grateful the City was able to remediate the issue. Special Magistrate Davis stated the case will remain at the full amount of \$24,919.50 and follow the normal procedure.

Wesley Armstrong indicated the lien has been placed on the property and stated Respondent Rich can speak to Lien Services. Ms. Rojas explained the lien can be paid via a monthly payment plan until paid in full.

Evelyn Rojas, 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 items 4 through 10 and 12 through 24 have been agreed upon prior to this hearing and require an order to be signed by the Magistrate. Special Magistrate Davis stated he will sign the appropriate orders for these modifications.

#### PARTIAL REQUESTS

#11. ROJAS / CASE NO. 24-31215-BL / 772 NW CARDINAL DR  
RELEASE FROM 1558 SE PITCHER ROAD

Ms. Rojas read the following into the record: In accordance with City Section 37.13 of the City Code, an application for a partial release of lien was received by Lien Services and the application fee was paid. According to the application, a Special Magistrate order imposing a fine was recorded and became a lien on the property that was found to be in violation. The lien was also attached to a non-violating property. The violator now wants to sell the non-violating property and is requesting a partial release to remove the lien from the non-violating property and allow the property to be sold free and clear of the lien. If the partial release is granted, the lien will remain in full force and effect on the violation property.

Special Magistrate Davis stated he will approve this modification and partial request as well as sign the appropriate orders.

At this time, Ms. Rojas noted a correction to the Agenda, as the correct address for Case No. 19-09960 is 2260 SW Tampico.

## 11. Code Violations

### 11.a Hear Code Violations Cases and Approve the Staff Recommendation

[2026-100](#)

(Clerk's Note: The Code Violations were heard after the Business Tax cases.)

#### #49. KASHATUS / CASE NO. 25-17693 / 4249 SW SAVONA BLVD

Code Compliance Officer Jeremy Kashatus stated he was previously sworn. He read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property and dismantled car on jack stands - taken at the time of the inspections. Code Compliance Officer Kashatus stated he was informed today that the jack stands were removed and the car is now on the ground. He indicated the Respondent was asked to move the car within one day, because of the life safety issue.

The Deputy City Clerk swore in Respondents Robert Scott and Barrington Scott, who explained the vehicle was purchased from the neighbor and requested one more month to get the vehicle repaired.

Wesley Armstrong, Code Compliance Manager, stated the quickest course of action would be to store the vehicle in the garage and indicated the vehicle requires a current tag. The Respondents stated they were going to the DMV after the hearing for the tag but are unable to get the vehicle in the garage.

Special Magistrate Davis stated the City has proper notice and the property remains in violation as cited. He set a compliance date of February 4, 2026, and stated he will not entertain any requests for additional time. Special Magistrate Davis indicated the City can re-notice the case, if it needs to be brought back for further attention. He cautioned the Respondents on doing mechanical work that might create another violation.

#### #66. GOMEZ / CASE NO. 25-04111 / 2441 SE PASCAL AVE

Code Compliance Officer Roque Gomez stated he was previously sworn.

He read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property and damaged driveway - taken at the time of the inspections. Code Compliance Officer Gomez requested a compliance date of April 4, 2026, as the Respondent's permit is good for one year. He stated he has been in communication with the Respondent.

The Deputy City Clerk swore in Respondent William Joseph Muth, who stated everything should be done in a couple of weeks.

Special Magistrate Davis stated the City has proper notice and the property remains in violation as cited. He set a compliance date of April 4, 2026, and indicated the City can re-notice the case, if it needs to be brought back.

#### #74. MENDOZA / CASE NO. 25-17497 / 644 SE RON RICO TERRACE

Code Compliance Officer Miguel Mendoza stated he was previously sworn. He read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property and inoperative vehicle in the driveway - taken at the time of the inspections. Code Compliance Officer Mendoza stated the Respondent informed him that the bee infestation has been removed.

The Deputy City Clerk swore in Respondent Ida Gordon, who indicated the bees have been removed. She stated she needed more time for the car, as it is in her husband's name and he recently passed.

Special Magistrate Davis stated the City has proper notice and the property remains in violation as cited. He stated the bee infestation appears to be resolved, but needs to be inspected. He set a compliance date of February 18, 2026. Special Magistrate Davis asked the Respondent to stay in touch with the City and request more time if need be. He stated if the bees come back and continue to be a health, safety, and welfare concern, the City is authorized to enter the property, abate the violation, and assist.

Wesley Armstrong, Code Compliance Manager, suggested keeping the seven-day deadline to verify the bees have been removed, as the call-in complaint was for the bees. He stated they can work with the Respondent on the inoperative vehicle after the fact. Special Magistrate Davis indicated the order will state January 28, 2026, and the Respondent will not be assessed fines on the inoperative vehicle.

## #31. DIAZ / CASE NO. 25-05723 / 11600 SW VILLAGE PKWY

Code Compliance Officer Anastatia Diaz stated she was previously sworn. She read the Case Presentation and Staff's recommendations into the record. She presented photos - of the subject property, area of monument sign, and Site Plan - taken at the time of the inspections. Code Compliance Officer Diaz explained the monument sign was hit by a car and has been removed, which is a violation of the Site Plan.

The Deputy City Clerk swore in Respondent John Harriet, who stated the fabrication vendor has submitted the permit application to the City today. He indicated they have every intention to replace the sign but have faced some challenges and requested an additional 90 days.

Wesley Armstrong, Code Compliance Manager, suggested providing the Respondent with more time, such as 120 or 150 days.

Special Magistrate Davis stated the City has proper notice and the property remains in violation as cited. He set a compliance date of June 17, 2026. Special Magistrate Davis asked the Respondent to stay in touch with the City and request an opportunity to come back if need be. He stated the City can bring the case back and re-notice the hearing as well.

## #90. HUCKSTABLE / CASE NO. 25-17942 / 3598 SW RONALD ST

Code Compliance Officer Melissa Huckstable stated she was previously sworn. She read the Case Presentation and Staff's recommendations into the record. She presented photos - of the subject property, overgrown vacant lot, and posting of property - taken at the time of the inspections. Code Compliance Officer Huckstable noted there has been no contact with the Respondent prior to today's hearing.

The Deputy City Clerk swore in Respondent Fenelon Prosper, who stated he has someone to do the job, but he was waiting for this hearing to get a picture of what needs to be done and requested more time. Code Compliance Officer Huckstable indicated this was a call-in complaint and the case has been open since November 2025.

Special Magistrate Davis stated the City has proper notice and the property remains in violation as cited. He stated based on the evidence, the violation constitutes a threat to the public health, safety, and welfare, and set a compliance date of February 6, 2026. Special Magistrate Davis authorized the City to enter the property, abate the violation, and assess the costs, if the compliance date is not met.

## #45. HERZOG / CASE NO. 25-15024 / 1208 SW JANETTE AVE

Code Compliance Officer Tyler Herzog stated he was previously sworn. He read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, missing fence/gate, shed exterior with mildew, and damaged driveway - taken at the time of the inspections. Code Compliance Officer Herzog stated the Respondent reached out to him last month and indicated she was waiting on payment from her insurance.

The Deputy City Clerk swore in Respondent Amisha Brockett, who stated she has an attorney for the damage done to her house by hurricane Milton and requested an extension of 30 or 90 days. She explained the lawsuit is pending, but it has not gone to litigation.

Wesley Armstrong, Code Compliance Manager, stated that Public Works verified there is no issue with the culvert pipe. He believed the Respondent would have to obtain a permit to repair the driveway, since the damage is in the City right-of-way. He recommended allowing three months to obtain the permit, if one is necessary.

Respondent Brockett explained the shed was covered with tree sap and not mildew. She stated she would be having those trees cut down and repainting the shed.

Special Magistrate Davis stated the City has proper notice and the property remains in violation as cited. He set a compliance date of April 22, 2026, and advised the Respondent to request more time if she anticipates not meeting the compliance date. He stated the City can re-notice the hearing, if the case needs to be brought back.

## #58. PECO / CASE NO. 25-15254 / 1690 SW TIVAN LN

Code Compliance Officer Sarah Peco stated she was previously sworn. She read the Case Presentation and Staff's recommendations into the record. She presented photos - of the subject property, tree in the swale causing obstruction, tree on the corner in the swale, unmaintained fence, and torn screens - taken at the time of the inspections. Code Compliance Officer Peco indicated the trees need to be removed and sod placed on top.

The Deputy City Clerk swore in Respondent Eric Steffen, who stated he was unaware the trees were an issue, as he thought it was the dirt in the swale. He indicated the boards were put on the fence and he will be

repairing the screen today. He stated they were getting estimates to get the trees removed and needed more time.

Special Magistrate Davis stated the City has proper notice and the property remains in violation as cited. He set a compliance date of February 18, 2026. He stated the City can re-notice the hearing, if the case needs to be brought back.

**#55. MENDOZA / CASE NO. 25-17676 / 1704 SE HAVERFORD ST**

Code Compliance Officer Miguel Mendoza stated he was previously sworn. He read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, open storage, commercial equipment, and posted notice - taken at the time of the inspections.

The Deputy City Clerk swore in Respondents Caprila Young and Jerome Young. Ms. Young agreed some things need to be removed and explained her family has been going through some health issues. She stated they will take care of the violations and requested an extension of two weeks.

Special Magistrate Davis stated the City has proper notice and the property remains in violation as cited. He set a compliance date of February 18, 2026. He stated the City can re-notice the hearing, if the case needs to be brought back.

At this time, the Respondents noted that they have three storage units and sometimes they leave the equipment on the property overnight of the storage facility is closed.

**#106. BENDER / CASE NO. 25-10038 / 2138 SW JANETTE AVE**

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, missing fence, before and after the City cut the grass - taken at the time of the inspections. Code Compliance Officer Bender stated the Respondent needs to repair the fence.

The Deputy City Clerk swore in Respondent Craig Dawson, who stated he has had some health problems and lives on social security. He indicated he has the boards to replace the fence, but he needs to find the energy to do it as it cannot afford to hire someone. He stated he recently put his

house up for sale.

Wesley Armstrong, Code Compliance Manager, explained the modification process if the lien was certified today. Special Magistrate Davis stated he will continue this hearing, to give the Respondent an opportunity to sell his house without a lien.

Deputy City Attorney Shiller indicated that City Code, Section 37.05, states if the owner of a property is subject to a compliance proceeding and transfers ownership of such property, the owner would have to disclose in writing the existence of this proceeding and deliver to the buyer any notices the owner has received.

Mr. Armstrong noted this case may cloud the title or lien. He recommended the owner repair the fence.

Special Magistrate Davis continued the hearing to March 11, 2026, to give the Respondent time to fix the fence and sell the house.

**#67. GOMEZ / CASE NO. 25-04114 / 2465 SE PASCAL AVE**

Code Compliance Officer Roque Gomez stated he was previously sworn. He read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property and culvert area. He indicated the Respondent has a permit and has already broken ground.

The Deputy City Clerk swore in Respondent Azael Mijares, who acknowledged the violation will be in compliance prior to the permit expiring on April 29, 2026. He stated he has been in contact with the City.

Special Magistrate Davis stated the City has proper notice and the property remains in violation as cited. He set a compliance date of April 29, 2026.

**#73. MENDOZA / CASE NO. 25-16918 / 511 SE EVERGREEN TER**

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, and large tarp in the City swale - taken at the time of the inspections.

The Deputy City Clerk swore in Respondent Robert Kraczek, who explained he thought he was in compliance. He stated he registered the vehicle and it is about to be removed from the jacks and lowered to the

ground. Respondent Kraczek requested an extension of two weeks. He indicated the high grass and weeds have been taken care of.

Code Compliance Officer Mendoza stated he could return to the property, with the Respondent's permission, to ensure these items are in compliance and look at the open storage. He explained to the Respondent what needs to be removed.

Respondent Kraczek inquired about the boat and trailer in his driveway. Wesley Armstrong, Code Compliance Manager, indicated the City is currently working on an ordinance revision that would prohibit the Respondent from storing the boat without the trailer.

Special Magistrate Davis stated the City has proper notice and the property remains in violation as cited. He set a compliance date of February 28, 2026, and indicated he was not going to order an abatement.

#### #44. HERZOG / CASE NO. 25-08706 / 126 SW TULIP BLVD

Code Compliance Officer Tyler Herzog stated he was previously sworn. He read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, open storage, blocked culvert pipe, and damaged driveway - taken at the time of the inspections. Code Compliance Officer Herzog noted this case was brought forward in August 2025 and Special Magistrate Davis granted the Respondent 60 days. He explained Public Works could not confirm if the culvert had failed as it was blocked, which is why they are there today.

Wesley Armstrong, Code Compliance Manager, noted if the culvert is confirmed to be failed, the City has a culvert repair/grant program that the Respondent can apply for.

The Deputy City Clerk swore in Respondent Devin Mills, who agreed with the City's presentation. He stated he did not believe the culvert had failed, because it was cleaned out and they thought the dirt was coming from underneath. Respondent Mills explained that other culverts in the neighborhood fill up with dirt as well. He indicated he was going to take care of the violations himself, but he has had some personal issues.

Wesley Armstrong, Code Compliance Manager, explained what needs to be done to the culvert. He stated the damaged driveway may require a permit, if the culvert needs to be replaced.

Special Magistrate Davis stated the City has proper notice and the

property remains in violation as cited. He set a compliance date of February 18, 2026. Special Magistrate Davis informed the Respondent to stay in touch with the City and request more time if he anticipates not meeting the compliance date. He stated the City can re-notice the hearing, if the case needs to be brought back.

#106. BENDER / CASE NO. 25-09301 / 1473 SW SUDDER AVE

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, before and after the City cut the grass - taken at the time of the inspections. Code Compliance Officer Bender indicated the Respondent needs to repair the fence.

The Deputy City Clerk swore in Respondent Patricia Newton, who acknowledged and agreed to the violation. She stated she would pay the fine today.

Special Magistrate Davis stated the City has proper notice and the property is in compliance, as the City abated the violation at the cost of \$225.00. He also awarded the City the administrative costs of \$411.00.

For the record, Sara Brown and Wesley Armstrong stated the fine still needs to be recorded with Lien Services and payment cannot be made until tomorrow.

## 12. Code Violations Special Requests

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

[2026-101](#)

#64. ARMENDAREZ / CASE NO. 25-17299 / 398 SW RYAN AVE

Code Compliance Officer Juan Armendarez stated he was previously sworn. He read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property and high grass and weeds - taken at the time of the inspections. Code Compliance Officer Armendarez stated this property already has a lien on it and has been before Special Magistrate Davis in the past. He indicated the Certification of Fine was in December 2025 and the property is currently in violation with high grass and weeds. He stated he has not been contacted by the property owner after reaching out to him.

Special Magistrate Davis stated the Respondent is not present and the City has proper notice. 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. He granted all the relief requested by the City, including the authority to abate and assess the costs.

#65. BENDER / CASE NO. 25-18325 / 1117 SW JENNIFER AVE

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, vehicle without current tag, posting of property, and high grass and weeds - taken at the time of the inspections. He noted that the home is vacant.

Special Magistrate Davis stated the Respondent is not present and the City has proper notice. Based on the testimony and evidence, he found the property remains in violation as cited and the high grass and weeds constitute a threat to the public health, safety, and welfare. He granted all the relief requested by the City, including the authority to enter the property to abate the high grass and weeds and assess the costs.

#68. GOMEZ / CASE NO. 25-15280 / 2297 SE FRIENDSHIP ST

Code Compliance Officer Roque Gomez stated he and Code Compliance Officer Holly O'Malley, who is in training, were previously sworn. He read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, unpermitted extended driveway, plastic culvert, open storage, and another unpermitted driveway - taken at the time of the inspections. He stated if the Respondent does not come into compliance, the City is requesting that Public Works remove the obstruction.

Special Magistrate Davis stated the Respondents are not present and the City has proper notice. Based on the testimony and evidence, he found the property remains in violation as cited and the impact to the drainage system constitutes a threat to the public health, safety, and welfare. He granted all the relief requested by the City, including the authority to enter the property to abate the obstruction violation and assess the costs.

#69. HERZOG / CASE NO. 25-14550 / 830 SW BELLEVUE AVE

Code Compliance Officer Tyler Herzog stated he was previously sworn. He read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, open storage, mildew on exterior of house, high grass and weeds, and posting of property - taken at the time of the inspections. Code Compliance Officer Herzog explained the City received a complaint from the Police

Department that multiple people were living inside the home. He indicated the property owner stated that he and two other unrelated folks were living there. Code Compliance Officer Herzog advised the property owner that he was violating the City Code and needed to evict these folks within 30 days, which he agreed to do. Code Compliance Officer Herzog stated the Police Department is still receiving complaints and the three individuals are still living there. He noted the homeowner has not reached out to him since.

Special Magistrate Davis stated the Respondent is not present at today's hearing and the City has proper notice. Based on the testimony and evidence, he found the property remains in violation as cited and the high grass and weeds constitute a threat to the public health, safety, and welfare. He granted all the relief requested by the City, including the authority to enter the property to abate the violation and assess the costs.

**#70. HERZOG / CASE NO. 25-17139 / 750 SW MONSOON ROAD**

Code Compliance Officer Tyler Herzog stated he was previously sworn. He read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, high grass and weeds, and posting of property - taken at the time of the inspections.

Special Magistrate Davis stated the Respondent is not present at today's hearing and the City has proper notice. 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. He granted all the relief requested by the City, including the authority to abate the violation and assess the costs.

**#71. KASHATUS / CASE NO. 25-03707 / 4626 SW SCANAVINO ST**

Code Compliance Officer Jeremy Kashatus read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, accumulated storage, and unregistered jet ski - taken at the time of the inspections. Code Compliance Officer Kashatus stated the Respondent has health issues but does have someone to help him. He noted this case has been going on for one year and keeps getting worse.

Special Magistrate Davis stated the Respondents are not present at today's hearing and indicated the City has proper notice. Based on the testimony and evidence, he found the property remains in violation as cited. Special Magistrate Davis stated the violations regarding storage and accumulation of material, refuse, and waste as well as high grass and

weeds, constitute a threat to the public health, safety, and welfare. He granted all the relief requested by the City, including the authority to enter the property to abate the public health, safety, and welfare violations and assess the costs.

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

Code Compliance Officer Miguel Mendoza read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, broken garage door, inoperative vehicle, high grass and weeds, and mildew on exterior structure - taken at the time of the inspections.

Special Magistrate Davis stated the Respondents are not present at today's hearing and indicated the City has proper notice. Based on the testimony and evidence, he found the property remains in violation as cited and the high grass and weeds constitute a threat to the public health, safety, and welfare. He granted all the relief requested by the City, including the authority to enter the property to abate the violation and assess the costs.

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

Code Compliance Officer Sarah Peco read the Case Presentation and Staff's recommendations into the record. She presented photos - of the subject property, open storage, shutters on windows, utility trailer in front yard, inoperative vehicle, and unmaintained right-of-way and swale liner - taken at the time of the inspections. She noted the high grass and weeds are being addressed in a different case.

Special Magistrate Davis indicated the address numbers were shown on the house in the photos. Code Compliance Officer Peco stated she would remove that violation from this case.

Special Magistrate Davis stated the Respondent is not present at today's hearing and indicated the City has proper notice. Based on the testimony and evidence, he found the property remains in violation as cited, except for the address numbers. Special Magistrate Davis stated the violation of City Code 158.211 constitutes a threat to the public health, safety, and welfare. He granted all the relief requested by the City, including the authority to abate the health, safety, and welfare violation and assess the costs.

#76. PECO / CASE NO. 25-17079 / 197 SW TWIG AVE

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

Special Magistrate Davis stated the Respondent is not present at today's hearing and indicated the City has proper notice. He found the property remains in violation as cited and constitutes a threat to the public health, safety, and welfare. He granted all the relief requested by the City, including the authority to abate the violation and assess the costs.

#77. PECO / CASE NO. 25-16485 / 1309 SW BAYSHORE BLVD

Code Compliance Officer Sarah Peco read the Case Presentation and Staff's recommendations into the record. She presented photos - of the subject property, unregistered recreational vehicle, and high grass and weeds - taken at the time of the inspections.

Special Magistrate Davis stated the Respondents are not present at today's hearing and indicated the City has proper notice. Based on the evidence, he found the property remains in violation as cited and the high grass and weeds constitute a threat to the public health, safety, and welfare. He granted all the relief requested by the City, including the authority to enter the property to abate the violation and assess the costs.

#79. ROSE / CASE NO. 25-14290 / 513 NW FLORESTA DR

Code Compliance Officer Carlloyd Rose stated he was previously sworn. He read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, high grass and weeds, and posting of property - taken at the time of the inspections.

Special Magistrate Davis stated the Respondent is not present at today's hearing and indicated the City has proper notice. Based on the testimony and evidence, he found the property remains in violation as cited and the high grass and weeds constitute a threat to the public health, safety, and welfare. He granted all the relief requested by the City, including the authority to enter the property to abate the violation and assess the costs.

#80. ROSE / CASE NO. 25-14698 / 401 NW RIVERSIDE DR

Code Compliance Officer Carlloyd Rose stated he was previously sworn. He read the Case Presentation and Staff's recommendations into the

record. He presented photos - of the subject property, high grass and weeds, and posting of property - taken at the time of the inspections.

Special Magistrate Davis stated the Respondent is not present at today's hearing and indicated the City has proper notice. He found the property remains in violation as cited and constitutes a threat to the public health, safety, and welfare. He granted all the relief requested by the City, including the authority to enter the property to abate the violation and assess the costs.

13. Vacant Lot Violations

- 13.a** Hear Vacant Lot Violations Cases and Approve the Staff Recommendation

[2026-102](#)

There were no Vacant Lot Violations cases to be heard.

14. Certification of Fines

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

[2026-103](#)

#98. DICKERSON / CASE NO. 23-01218 / 1601 SE VILLAGE GREEN DR

Code Compliance Officer Michael Dickerson read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, open storage, site plan, missing landscaping, and parking lot without striping - taken at the time of the inspections. Code Compliance Officer Dickerson explained this case started in 2023 and he has been in correspondence with the property owner. He indicated the prior owner had a fence installed, but the City is still waiting on the landscaping, site plan, and open storage violations to be corrected.

The Deputy City Clerk swore in Respondents Brian Wynne and Chris Bow. Mr. Wynne explained the landscaping is scheduled for February 1, 2026. He requested that this case be rescheduled for the March hearing, as everything will be done at that time. He noted Mr. Bow has been retained to address the zoning issue related to the tires.

Special Magistrate Davis set a compliance date of February 11, 2026. He stated if the Respondents are not in compliance by this date, the fine will get certified.

15. Certification of Fines Special Requests

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

[2026-104](#)

## #104. BENDER / CASE NO. 25-04576 / 1991 SW DORADO LN

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, inoperative vehicle, before and after City cut the grass, damaged fence, and open storage - taken at the time of the inspections. He stated the home is vacant.

Special Magistrate Davis stated the Respondent is not present and indicated the City has proper notice. He found the property remains in violation of unmaintained accessory structure, outside storage, and inoperative vehicles. Special Magistrate Davis stated the City abated the high grass and weeds violation at the cost of \$225.00. He certified the fine in the amount of \$75.00 per day as well as awarded the City's abatement cost of \$225.00 and the administrative costs of \$411.00.

## #107. BENDER / CASE NO. 25-12214 / 2120 SW PLANTATION TER

Code Compliance Officer Greg Bender read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, posting of property, and before and after the City cut the grass - taken at the time of the inspections.

Special Magistrate Davis stated the Respondent is not present at today's hearing and indicated the City has proper notice. He stated the property is now in compliance, as the City abated the violation. He awarded the City the abatement cost of \$225.00 and the administrative costs of \$411.00.

## #108. BENDER / CASE NO. 25-13299 / 401 NW LINCOLN AVE

Code Compliance Officer Greg Bender read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, before and after the City cut the grass, and posting of property - taken at the time of the inspections.

Special Magistrate Davis stated the Respondents are not present at today's hearing and indicated the City has proper notice. He stated the property is now in compliance, as the City abated the violation. He awarded the City the abatement cost of \$395.00 and the administrative costs of \$411.00.

## #109. BENDER / CASE NO. 25-14955 / 5810 NW FALL FLOWER CT

Code Compliance Officer Greg Bender read the Case Presentation and

Staff's recommendations into the record. He presented photos - of the subject property, after the City covered the pool, and posting of property - taken at the time of the inspections.

Special Magistrate Davis stated the Respondents are not present at today's hearing and indicated the City has proper notice. He stated the violation was abated by the City and awarded the City the abatement cost of \$2,048.00 and the administrative costs of \$411.00.

#110. 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, dead tree on property, and open storage - taken at the time of the inspections.

Special Magistrate Davis stated the Respondent is not present at today's hearing and indicated the City has proper notice. He stated the property remains in violation of City Code 158.211 and did not comply with the order finding violation. Special Magistrate Davis indicated the City abated the dead trees at a cost of \$1,200.00. He certified the fine for the accumulation of material, refuse, and waste in the amount of \$25.00 per day beginning October 8, 2025, up to a maximum of \$50,000. He also awarded the City the abatement cost of \$1,200.00 and the administrative costs of \$411.00.

#111. MENDOZA / CASE NO. 25-10577 / 929 SE BAYFRONT AVE

Code Compliance Officer Miguel Mendoza read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, before and after the City cut the grass, and posting of property - taken at the time of the inspections. Code Compliance Officer Mendoza stated he opened another case to come back again, as the property is vacant and the grass is growing again.

Special Magistrate Davis stated the Respondent is not present at today's hearing and indicated the City has proper notice. He stated the property is now compliance as it was abated by the City. He awarded the City the abatement cost of \$395.00 and the administrative costs of \$411.00.

#112. PECO / CASE NO. 25-13317 / 4180 SW WEBB ST

Code Compliance Officer Sarah Peco stated she was previously sworn. She read the Case Presentation and Staff's recommendations into the

record. She presented photos - of the subject property, posting of property, before and after the City cut the grass, and open storage - taken at the time of the inspections.

Special Magistrate Davis stated the Respondent is not present at today's hearing and indicated the City has proper notice. He stated the property remains in violation of City Code 158.211. He stated the City abated the violation of City Code 158.211 and 41.08B at the cost of \$225.00. Special Magistrate Davis certified the fine in the amount of \$25.00 per day, up to a maximum of \$50,000 for the period of noncompliance beginning October 22, 2025. He awarded the City the abatement cost of \$225.00 and the administrative costs of \$411.00.

At this time, Sara Brown, noted that Case No. 25-14181 has been abated.

16. Vacant Lot Certification of Fines

- 16.a** Hear Vacant Lot Certification of Fines Cases and Approve the Staff Recommendation

[2026-106](#)

There were no Vacant Lot Certification of Fines cases to be heard.

17. 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.

18. Introduction of Cases Without Parties Present

Sarah Brown, Neighborhood Services, 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.

Rachel Knaggs, Neighborhood Services, read the following into the record:

Regarding the following cases entered into public record, our Code Compliance Officers inspected the properties and found violations do exist. A reasonable date for compliance was subsequently given, but upon reinspection 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 January 28, 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.

Ms. Brown read the cases without parties present into the record:

#BT-24-00085 - 606 SW Saragossa Ave  
#BT-24-00080 - 10807 SW Visconti Way  
#25-13559 - 961 SW Commonwealth Rd  
#25-14923 - 400 NW Enterprise Dr  
#25-15327 - 440 NW Peacock Blvd  
#25-15448 - 615 NW Enterprise Dr  
#25-16462 - 0 TBD / Parcel ID-3302-706-0002-000-7  
#25-03526 - 2100 SE Hillmoor Dr  
#25-08620 - 1702 SE South Niemeyer Circle  
#25-15876 - 1090 SE Port St Lucie Blvd  
#25-16181 - 1924 SW Gatlin Blvd  
#25-16265 - 1924 SW Gatlin Blvd  
#25-16988 - 10900 S US Highway 1  
#25-15281 - 2250 SE Friendship Street  
#25-16058 - 1701 SW Dove Ln  
#25-16273 - 657 SW Abode Ave  
#25-09987 - 1126 SE Clifton Ln  
#25-13449 - 1646 SE Nancy Ln  
#25-17595 - 1890 SW Efland Ave  
#25-15795 - 1300 SE Navajo Ln  
#25-15964 - 421 SE Thanksgiving Ave  
#25-17074 - 1196 SE Sabina Lane  
#25-15550 - 198 SW Fairway Ave  
#25-12787 - 702 NW Virginia St  
#25-11691 - 549 SW Nautical Ave  
#25-16917 - 2252 SE Flanders Rd  
#25-15931 - 4171 SW Jarmer Rd  
#25-16057 - 2241 SE Master Ave  
#25-16213 - 951 SW McElroy Ave  
#25-17182 - 2241 SW Elmwood Ave  
#25-17388 - 1325 SW Becker Rd  
#25-17467 - 3792 SW Kakopo St

#25-17706 - 4232 SW Xenon St  
#25-17842 - 208 NE St. James Dr  
#25-17946 - 638 NW Grenada St  
#25-18011 - 6751 NW Daffodil Ln  
#25-18013 - 2873 SW Giralda St  
#25-18228 - 1961 SW Erie St  
#25-18233 - 1513 SW Nervia Ave

Ms. Knaggs 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 code 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:

#25-08285 - 6477 NW Groveland Ter  
#25-10465 - 119 SW Cashmere Blvd  
#25-10003 - 870 SE Proctor Ln  
#25-12537 - 1782 SE Elkhart Ter  
#25-10884 - 277 SE Crosspoint Dr  
#25-12205 - 1162 SW Airoso Blvd  
#25-13904 - 2056 SE Hideaway Cir  
#25-08070 - 2334 SE Rich St  
#25-08618 - 2071 SW Del Rio Blvd  
#25-08716 - 1402 SW Glastonberry Ave  
#25-10699 - 1882 SW Angelico Ln

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

19. Public to be Heard

There were no comments from the public.

20. Adjourn

There being no further business, the hearing was adjourned at 12:30 PM.

Typed by:

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Shanna Donleavy, Deputy City Clerk

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Traci Mehl, Deputy City Clerk