

City of Port St. Lucie

Special Magistrate Hearing

Meeting Minutes - Draft

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

Wednesday, June 18, 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 June 18, 2025, at 9:00 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Keith Davis, Special Magistrate
Sara Brown, Project Coordinator
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 4/16/2025 Cases and Approve
the Staff Recommendation

[2025-560](#)

The Special Magistrate approved the minutes.

5. Late Abatements and/or Postponements

Ms. Brown stated that Case #15, 25-06843 & Case #18, 25-08209 were postponed.

6. Approval of Agenda

The Special Magistrate approved the agenda.

7. Introduction of Cases

8. Code Violation

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

[2025-561](#)

(Clerk's Note: This item was heard after Item 10.)

Bender 25-04447 142 NE Twylite Terr

(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 Deputy City Clerk swore in Timothy McKay who stated that he had financial issues at this time but needed more time to register the van.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation. He set a compliance date for July 18, 2025.

Capp 25-02460 121 SE Duval Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Capp, 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 a permit was pulled but there had been no work completed.

The Deputy City Clerk swore in Georgiana Allen-Tarrant who stated that she had personal difficulties and requested more time to remove the cars.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation. He set a compliance date for July 18, 2025.

Peco 25-06905 2415 SE Shipping 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. She stated that a permit was pulled but no work was completed.

The Deputy City Clerk swore in Douglas Bickings who stated that he wanted to redo the swale as opposed to patching it. Wesley Armstrong, Code Compliance Manager, stated that at this time the City's swale program was not set up at this time. He stated that companies could clean and prevent the debris from entering the swale. He encouraged Mr.

Bickings to contact Public Works to discuss re-lining the swale and hear their recommendations for replacing the pipe. Aaron Biehl, Code Compliance Supervisor, added that Public Works marked the swale as failed and requested that they change the status in the system.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation. He continued the case to a date unknown to give the Respondent and the City time to work out a plan.

9. Code Violations Special Requests

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

[2025-562](#)

Wise 25-08738 1351 SW Stony Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Wise, 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 stated that part of the fence was in the City's right-of-way therefore it needed to be moved, but the Respondent removed the back of fence. He stated that by removing that fence, they removed the child barrier. Rachel Knaggs, Code Compliance Officer, clarified that the baby fence was the secondary barrier, and the wooden fence was the primary barrier which met requirements & by removing it, the Respondent removed the primary child barrier.

The Deputy City Clerk swore in Chris Lasser, son-in-law, who stated that the child barrier was professionally installed when the pool was constructed with a permit. Officer Knaggs stated that the Building Department permitted the wooden fence as the primary barrier, and they would have to adjust it to make the child barrier the primary source. Mr. Armstrong stated that the child barrier was not a proper barrier as it was removeable & was not an approved barrier per the Code. He explained the permit process, to which Mr. Lasser replied that they would install a permitted fence.

The Special Magistrate informed the Respondent that abating this violation had to be a priority & found that proper notice was achieved and found the property remained in violation. He set a compliance date of July 18, 2025.

Bender 25-07413 401 NW Lincoln 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.

Capp 25-08236 365 SW Todd Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Capp, 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 25-08275 1126 SE McFarlane 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. She advised that the City was not asking to abate the invasive tree, they were just asking permission to abate the unsecured pool.

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

Pierre 25-05134 1402 SE Navajo Ln

(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 advised that Section 41.08(d) was abated.

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

Pierre 25-06530 938 SE Browning 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

[2025-563](#)

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

Bender 25-00621 148 NE Sagamore Ter

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer 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 informed the Special Magistrate that the City abated the high grass on May 1 and since then it has been maintained in compliance.

Lourdes Sanchez, Attorney, informed the Special Magistrate that the property was in default.

The Special Magistrate found property notice and certified the fine from April 23 until May 1st at \$25/day, plus the extra costs of \$225 and \$411.
Dickerson 22-08027 207 SW Port St. Lucie Blvd

(Clerk's Note: A PowerPoint was shown at this time.) The Deputy City Clerk swore in Code Officer Dickerson who 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 158.237(c)(8) was abated. He stated that the second phase was still in process, therefore he requested that the Special Magistrate certify the lien.

The Deputy City Clerk swore in Neel Patel who stated that the site was broken up into two phases, phase one was completed and cost almost \$40,000. He stated that phase two caused a bit of financial strain and he had to amend the site plan to change the trees that were on the original plan because they had an invasive root structure, therefore he requested an extension. Mr. Wesley stated that the plan had been approved two years ago, and the new change may take months to be approved; he explained the process.

The Special Magistrate continued the case to July 9, 2025. Mr. Armstrong stated that they would work with the Respondent if the process, with minimal comments, was started by that date.

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, 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 Lorraine Sullivan who stated that she was dealing with hardships but was working on abating the violations.

The Special Magistrate continued the case to July 9, 2025.

11. Certification of Fines Special Requests

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

[2025-564](#)

There was nothing heard under this item.

12. Modification Requests

- 12.a** Hear Modification Request Cases and Approve the Staff
Recommendation

[2025-567](#)

There was nothing heard under this item.

13. Vacate Requests

- 13.a** Hear Vacate Requests Cases and Approve the Staff
Recommendation

[2025-568](#)

There was nothing heard under this item.

14. How Parties are Notified

Ms. Brown 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 stated that he found proper notice for those cases.

15. Introduction of Cases Without Parties Present

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

24-02159	301 SW Buxton Ave
25-00703	1649 SW Taurus Ln
25-05295	1932 SW Airoso Blvd
25-01252	2262 SE Carnation Rd
25-06265	2443 SE Wishbone Rd
24-19078	289 SW Elderberry Dr
24-19491	4180 SW Webb St
24-19786	632 SE Clifton Ln
24-19799	4374 SW Appleseed Rd
25-01791	1651 SE Mistletoe St
25-06486	890 SE Walters Ter
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
25-02866	782 NW Selvitz Rd
24-19001	1286 SE Rickenbacker Terr
25-00884	1101 SE Menores Ave
25-00951	1872 SE Enfield Ave
25-01361	2049 SE Oxmoor Ter
25-02338	1722 SE Burgundy Ln
24-19074	3204 SE Quay St
25-01112	3445 SE Hart Cir

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 10:38 a.m.

Shanna Donleavy, Deputy City Clerk