

City of Port St. Lucie
Special Magistrate Hearing
Meeting Minutes - Draft

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

Wednesday, March 4, 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 Kelly Rodriguez on March 4, 2026, at 9:05 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Kelly Rodriguez, Special Magistrate
Sara Brown, Project Coordinator
Daniella Margetic, 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

There was nothing scheduled under this item.

5. Late Abatements and/or Postponements

There was nothing heard under this item.

6. Approval of Agenda

The Special Magistrate approved the agenda.

7. Introduction of Cases

(Clerk's Note: Cases were heard as they signed into the hearing.)

8. Code Violations

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

[2026-214](#)

There was nothing scheduled under this item.

9. Code Violations Special Requests

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

[2026-215](#)

Bender 25-18083 571 SW Romora Bay

(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 proper notice and found that the property remained in violation and set a compliance date of March 5, 2026, if not in compliance by that date he would grant all relief requested by the City. He inquired if the City would abate the fence violation, to which Wesley Armstrong, Code Compliance Manager, replied that the City would abate the pool violation as opposed to the fence. He explained that the pool covering would be permanent and would require a permit whereas a fence could be damaged in the future.

Capp 25-18645 1692 SW Alvaton 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 proper notice, found that the property remained in violation and set a compliance date of March 11, 2026, if not in compliance by that date he would grant all relief requested by the City.

Miller 25-18417 836 SW McComb Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Miller, 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 proper notice, found that the property remained in violation and set a compliance date of March 11, 2026, if not in compliance by that date he would grant all relief requested by the City.

10. Certification of Fines

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

[2026-216](#)

Recommendation

There was nothing scheduled under this item.

11. Certification of Fines Special Requests

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

[2026-217](#)

Kashatus 25-15556 280 SW Undallo Rd

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

The Deputy City Clerk administered the Oath of Testimony to Kelvin Sookdeo who appeared via Zoom. He informed the Special Magistrate that he was his sister's Power of Attorney as she was in a memory care center and added that he would be assuming responsibility for the property moving forward.

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

Bender 25-13785 721 SW General Patton 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.

The Special Magistrate found proper notice and granted all the relief requested by the City.

Bender 25-13992 317 NW Granadeer St

(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.

The Special Magistrate found proper notice, found that the property

remained in violation and granted all the relief requested by the City.

Capp 25-16174 991 SW Versailles Ave

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

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

Kashatus 25-11042 444 SW Crawfish Dr

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Kashatus, 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 this case (the lot) and the below case (a house) were owned by the same party. He stated that he has no contact with the owners.

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

Kashatus 25-14692 436 SW Crawfish Dr

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

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

Miller 25-15802 3982 SW Kabane St

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

property and violations.

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

12. 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.

13. Introduction of Cases Without Parties Present

Mr. Armstrong stated that the following cases were entered into public record, the 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 had failed to appear.

The City requests that these cases be found in violation of their respective listed code sections and be given until March 11, 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 cases without parties were read into the record by Ms. Brown:

26-00258 10778 SW Sultan Dr
25-17902 3402 SW Haines St
26-02537 2490 SE Drayton Rd

Mr. Armstrong stated that the following cases were 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 had 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 had failed to appear. The city requested that the fines be certified and administrative costs be assessed and awarded to the City.

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

25-05521 3113 SW Hambrick St

The Special Magistrate certified the fines.

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 9:58 a.m.

Shanna Donleavy, Deputy City Clerk