

City of Port St. Lucie
Special Magistrate Hearing
Meeting Minutes

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

Wednesday, September 17, 2025

9:00 AM

City Hall, Council Chambers

451. 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 9:00 AM on September 17, 2025, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Keith Davis, Special Magistrate
Greg Bender, Code Compliance Officer
Roque Gomez, Code Compliance Officer
Sarah Peco, Code Compliance Officer
Brandon Wise, Code Compliance Officer
Wesley Armstrong, Neighborhood Services
Sara Brown, Neighborhood Services
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 Cases #25-11038 and #25-09504 were postponed and Cases #24-13334 and #25-12122 were abated.

6. Approval of Agenda

Special Magistrate Davis approved the agenda as amended.

7. Introduction of Cases

8. Code Violations

8.a Hear Code Violations Cases and Approve the Staff

[2025-841](#)

Recommendation

#5. GOMEZ / CASE NO. 25-05465 / 1610 SE RIDGEWOOD ST

Code Compliance Officer Roque Gomez read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, driveway where the culvert needs to be replaced, driveway where it is collapsed, posting - taken at the time of the inspections.

The Deputy City Clerk swore in Keith Owen Byars II, who explained he has been unemployed and does not have the funds to fix the driveway. He stated he was quoted \$1,200 to get it repaired.

Wesley Armstrong, Neighborhood Services, indicated the culvert in the City right-of-way would require a permit from engineering, but no permit is required for the collapsed portion of the driveway that is on private property. He stated the City will inform the Respondent if any assistance programs become available. Mr. Armstrong indicated the job could be completed within 60 to 75 days.

Special Magistrate Davis stated that based on the testimony and evidence, he finds the property remains in violation as cited. He granted the Respondent an extension and set a new compliance date of January 21, 2025. Special Magistrate Davis requested that the Respondent to stay in touch with the City regarding his progress.

#13. WISE / CASE NO. 24-16182/ 1314 SW GLASTONBERRY AVE

Code Compliance Officer Brandon Wise read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, fence in the City's drainage right-of-way/easement, posting, and an aerial of the property line - taken at the time of the inspections.

Wesley Armstrong, Neighborhood Services, indicated this case came from Public Works and that the 65 foot strip is a drainage canal. He explained the City accesses the area and the fence was placed by the previous owner. Mr. Armstrong stated the Respondents went through the process of potential abandonment of easement to allow the fence to remain, but it was turned down by Public Works. He indicated Public Works is requesting that the fence be moved four or five feet inward up against the shed, which is also on City Property.

The Deputy City Clerk swore in Respondents Kimberly Sala and James

O'Donnell. Ms. Sala explained the house was purchased approximately seven years ago and the fence was existing. She stated it was permitted to be there along with the shed since 1991. Ms. Sala indicated they went through the process of abandonment, but it was not granted. She stated they have now determined where the fence needs to be placed for compliance, so they will move the fence. Mr. O'Donnell requested an extension of 60 days.

Special Magistrate Davis stated the property remains in violation as cited. He granted the Respondents an extension and set a new compliance date of November 19, 2025. Special Magistrate Davis requested that the Respondents stay in touch with the City regarding their progress.

9. Code Violations Special Requests

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

[2025-842](#)

#21. BENDER / CASE NO. 25-11271 / 554 NW TWYLITE 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, high grass and weeds - taken at the time of the inspections.

Special Magistrate Davis stated the Respondent is not present; however, the City has proper notice. He found that the property remains in violation, and constitutes a threat to the public health, safety, and welfare. Special Magistrate Davis granted all relief requested by the City.

#16. BENDER / CASE NO. 25-12512 / 313 NW DORCHESTER ST

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

Special Magistrate Davis stated the Respondent is not present; however, the City has proper notice. He found that the property remains in violation as cited, and constitutes a threat to the public health, safety, and welfare. Special Magistrate Davis granted all relief requested by the City.

#17. GOMEZ / CASE NO. 25-11627 / 2250 SE BARON ST

Code Compliance Officer Roque Gomez read the Case Presentation and Staff's recommendations into the record. He presented photos - of the

subject property, high grass and weeds, open storage, trailer parked in the yard - taken at the time of the inspections. He noted that the home is a rental property.

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

#19. PECO / CASE NO. 25-11794 / 1449 SE MINORCA 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 - taken at the time of the inspections.

Special Magistrate Davis stated the Respondent is not present at today's hearing; however, the City has proper notice. He found that based on testimony and evidence, the property remains in violation as cited, and constitutes a threat to the public health, safety, and welfare. Special Magistrate Davis granted all relief requested by the City.

#20. PECO / CASE NO. 25-12465 / 1173 SE STEWART RD

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 - taken at the time of the inspections.

Special Magistrate Davis stated the Respondent is not present at today's hearing; however, 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. Special Magistrate Davis granted all relief requested by the City.

10. Certification of Fines

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

[2025-843](#)

#24. PECO / CASE NO. 25-01252 / 2262 SE CARNATION RD

Code Compliance Officer Sarah Peco read the Case Presentation and Staff's recommendations into the record. She presented photos - of the subject property, posting, vehicle with no license plate, another vehicle

which sometimes has a license plate - taken at the time of the inspections. She stated the case opened in January 2025 and some license plates/tags have been provided for other vehicles on the property.

Respondent Olemedo Carlos Rodriguez was sworn in and explained he works in the Keys. He stated he will be in compliance by Monday.

Special Magistrate Davis continued the hearing and reset the date to October 1, 2025.

#22. GOMEZ / CASE NO. 24-19281 / 1958 SE WEST DUNBROOKE CIR

Code Compliance Officer Roque Gomez read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, tarp on roof, and posting of property - taken at the time of the inspections. He stated Special Magistrate Davis granted a continuance in this case in April 2025 and the respondent did not show up for the violation hearing.

Respondent Brandon Isaac Way was sworn in and explained they are in litigation regarding the roof. He stated the roof is supposed to be repaired on Saturday, weather permitting.

Wesley Armstrong, Neighborhood Services, recommended an extension of 60 days, due to the possible storms.

Special Magistrate Davis rescheduled the hearing to December 10, 2025.

#21. BENDER / CASE NO. 25-04447 / 142 NE TWYLITE TER

Code Compliance Officer Greg Bender read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, license plate in question for which Respondent has provided the registration, open storage that needs to be verified has been removed, boat that is not registered and has a broken axle - taken at the time of the inspections.

Respondent Timothy P. McKay was sworn in and explained he is working on everything. He indicated he needs to fix the axle on the boat and move it to the side of his house.

Special Magistrate Davis continued the hearing to October 1, 2025.

11. Certification of Fines Special Requests

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

[2025-844](#)

#25. BENDER / CASE NO. 25-08578 / 502 NW GOLDCOAST AVE

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

Special Magistrate Davis stated the Respondent is not present; however, the City has proper notice. Based on the evidence, he found that the violation order from July 16, 2025, is not in compliance, the property remains in violation, and continues to be a threat to the public health, safety, and welfare. Special Magistrate Davis granted all relief requested by the City. He stated the City can continue its abatement activities and assess the fine.

12. 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.

13. Introduction of Cases Without Parties Present

Ms. Brown requested that the City Clerk enter the cases into record and inquired if the Special Magistrate had any questions regarding any of the cases where the party is not present. Special Magistrate Davis indicated he had no questions and found proper notice for the remaining cases.

Sara Brown, Neighborhood Services, read the cases without parties present into the record:

#25-09531 - 224 NW FERRIS DR

#25-11944 - 502 NW GOLDCOAST AVE

- #25-12225 - 119 SW LAKEHURST DR
- #25-07432 - 1585 SE SINBAD AVE
- #25-08209 - 2132 SE FLANDERS RD
- #25-08229 - 2824 SE MERRITT TER
- #25-12326 - 2635 SE MORNINGSIDE BLVD
- #25-05939 - 1060 SE FLORESTA DR
- #25-09249 - 2303 SW KENT CIR
- #25-05525 - 2362 SE MARIOLA AVE

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

14. Public to be Heard

There were no comments from the public.

15. Adjourn

There being no further business, the hearing was adjourned at 10:00 AM.

Shanna Donleavy, Deputy City Clerk

Typed by: Traci Mehl, Deputy City Clerk