

# **City of Port St. Lucie**

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



## **Meeting Agenda**

**Wednesday, May 13, 2026**

**9:00 AM**

**City Hall, Council Chambers**

### **Special Magistrate Hearing**

1. **Meeting Called to Order**
  2. **Pledge of Allegiance**
  3. **Swearing in Code Specialist and/or Building Investigators**
  4. **Approval of Minutes**
    - 4.a Hear Approval of Minutes for 2/11/2026, 3/11/2026 and 3/18/2026 Cases and Approve the Staff Recommendation [2026-436](#)
  5. **Late Abatements and/or Postponements**
  6. **Approval of Agenda**
  7. **Introduction of Cases**
  8. **Solid Waste Certification of Fines**
    - 8.a Hear Solid Waste Certification of Fines Cases and Approve the Staff Recommendation [2026-438](#)
  9. **Vacate Requests**
    - 9.a Hear Vacate Requests Cases and Approve the Staff Recommendation [2026-440](#)
  10. **Code Violations**
    - 10.a Hear Code Violations Cases and Approve the Staff Recommendation [2026-441](#)
  11. **Code Violations Special Requests**
    - 11.a Hear Code Violations Special Requests Cases and Approve the Staff Recommendation [2026-442](#)
  12. **Vacant Lot Violations**
    - 12.a Hear Vacant Lot Violations Cases and Approve the Staff Recommendation [2026-443](#)
  13. **Certification of Fines**
-

- 
- 13.a** Hear Certification of Fines Cases and Approve the Staff Recommendation [2026-444](#)
- 14. Certification of Fines Special Requests**
- 14.a** Hear Certification of Fines Special Requests Cases and Approve the Staff Recommendation [2026-445](#)
- 15. Vacant Lot Certification of Fines**
- 15.a** Hear Vacant Lot Certification of Fines Cases and Approve the Staff Recommendation [2026-446](#)
- 16. How Parties are Notified**
- 17. Introduction of Cases Without Parties Present**
- 18. Public to be Heard**
- 19. Adjourn**

NOTICE: Anyone who requires a translator, auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a City of Port St. Lucie program, service, or activity, should contact the office of Natalie Cabrera, Human Resources Department, City of Port St. Lucie, City Hall Bldg. A, 121 S.W. Port St. Lucie Boulevard, Port St. Lucie, Florida 34984-5099, as soon as possible but no later than 48 hours before the scheduled event.

Notice: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, if a person decides to appeal any decision made by the City Council, board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)



## Agenda Summary

2026-436

---

**Agenda Date:** 5/13/2026

**Agenda Item No.:** 4.a

---

Placement: Approval of Minutes

Action Requested: Motion / Vote

Hear Approval of Minutes for 2/11/2026, 3/11/2026 and 3/18/2026 Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Special Projects Coordinator, NSD.

Strategic Plan Link: The City's Goal of safe, clean, and beautiful.

Presentation Information: For cases where a party is present, the Code Compliance Officer will present their case findings and then an opportunity for the party present to testify will be given.

Staff Recommendation: Move that the Council Approve previous Special Magistrate hearing minutes.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Approve previous Special Magistrate hearing minutes.
2. Move that the Council not certify or approve the presented case and provide staff direction.

Background: The Special Magistrate is an attorney and member of the Florida Bar who is appointed by the City Council to preside over code enforcement matters. The Special Magistrate has the jurisdiction and authority to hear and decide alleged violations and exercise the powers of a Code Enforcement Board as provided in chapter 162, Florida Statutes.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided.

*NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.*

# City of Port St. Lucie

## Special Magistrate Hearing

### Meeting Minutes

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

---

**Wednesday, February 11, 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 Keith Davis Esq. on February 11, 2026, at 9:03 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Keith Davis Esq., Special Magistrate  
Sara Brown, Project Coordinator  
Wesley Armstrong, Code Compliance Supervisor  
Aaron Biehl, Code Compliance Supervisor  
Rachel Knaggs, Code Compliance Manager  
Miguel Mendoza, Code Compliance Officer  
Michael Dickerson, Code Compliance Officer  
Jeremy Kashatus, Code Compliance Officer  
Tyler Herzog, Code Compliance Officer  
Sarah Peco, Code Compliance Officer  
Roque Gomez, Code Compliance Officer  
Holly O'Malley, Code Compliance Officer  
Brandon Wise, Code Compliance Officer  
Nicolette Capp, Code Compliance Officer  
Matthew Williams, Code Compliance Office  
Mathew Rouselle, Business Tax Compliance Officer  
Evelyn Rojas, Lien Services Officer  
Richard Shiller, Deputy City Attorney  
Jasmin De Freese, 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 the Code Compliance Officers.

4. Approval of Minutes

There was nothing to be heard under this item.

5. Late Abatements and/or Postponements

Project Coordinator Brown indicated that the following cases were abated; 25-17307, BT-25-00687, BT-24-00188, BT-24-00297, BT-25-00265, BT-25-00024, BT-24-00455, BT-24-00458, BT-25-00660, BT-24-00034, BT-00431, and 25-17700.

6. Approval of Agenda

The Special Magistrate approved the agenda, as published.

7. Introduction of Cases

8. Business Tax

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

[2026-154](#)

The following Business Tax cases without parties present were read into the record by the Project Coordinator:

BT-24-00173 12856 SW Barelli Ct  
BT-25-00690 957 SE Caravan Ave  
BT-25-00544 528 NW Enterprise Dr  
BT-25-00092 613 SW Hillsboro Cir  
BT-24-00344 171 SW Milburn Cir  
BT-24-00423 602 SE Ron Rico Ter  
BT-24-00214 1562 SE Village Green Dr

Business Tax Compliance Officer Mathew Rouselle read the following into the record: Regarding the following cases entered into public record, our Business Tax Compliance Officers investigated the properties and found violations to exist. A reasonable date for compliance was subsequently given, but upon re-investigation 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 up to 7 days 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.

9. Solid Waste Certification of Fines

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

[2026-155](#)

The following Solid Waste Certification of Fines cases without parties present were read into the record by the Project Coordinator, agenda items

1-6:

25-16822 1050 SW John Maccormak Ter  
25-17459 2034 SW Cycle St  
25-16984 1985 SE Dranson Cir  
25-17008 1525 SE Faculty Ct  
25-16890 872 SE Chaloupe Ave

The Project Coordinator read the following into the record: 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 Office of Solid Waste, 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 Office of Solid Waste.

10. Modification Requests

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

[2026-157](#)

Evelyn Rojas, Lien Services Department, stated that these modifications are requested by the applicant. They are 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 assets of the City. Per City ordinance, the Special Magistrate has authority to modify these liens, agenda items 8-22.

11. Code Violations

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

[2026-158](#)

42. HERZOG / CASE NO. 25-16694 /2895 SW ANN ARBOR RD

Code Compliance Officer Herzog read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. He noted that he had not spoken to the Respondent at all until this morning.

The Deputy City Clerk swore in Respondent Michelline Vilfranc, who stated that she was going to ship the items and that she had already taken some away, but she needed until April.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by March 11, 2026.

#### 41. HERZOG / CASE NO. 25-11318 / 189 SW DALTON CIR

Code Compliance Officer Herzog read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. He advised that this was a safety hazard. The Special Magistrate inquired if there was a way to secure the door, to which Supervisor Armstrong replied that it would be in the demolition permit.

The Deputy City Clerk swore in Respondent Hugo Gonzalez, who stated that his father lives on the first floor, and that there used to be whole deck on the house prior to when he bought it, but he hasn't been able to afford the whole project. He stated that he redid the second floor, but the architect did not advise him of what else was needed. Supervisor Armstrong stated that to bring this into compliance, the deck might require a secondary permit, and if the plan was to have no deck, the doors would need to be sealed which also required a permit.

The Special Magistrate inquired if anyone from the City knew if this was a safety hazard per the Florida Building Code, to which Supervisor Armstrong replied that he was unsure. Mr. Gonzalez stated that he could sheet rock the area, and Supervisor Armstrong recommended plywood, and that he should discuss next steps with the Building Department.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by March 11, 2026 for Section 158.211 and for the sliding glass doors to be secured.

#### 12. Code Violations Special Requests

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

[2026-159](#)

#### 46. PECO / CASE NO. 25-18251 / 1742 SW AIROSO BLVD

Code Compliance Officer Peco read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Respondents Eddy Theodore & Esther T. Jean Baptiste. Mr. Theodore stated that the grass had been taken care of a while ago, and that he had just moved from New York and did not know you could not have a car without tags in your driveway in Florida. He requested an extension of a month and a half, to which the City objected. Officer Peco noted that the photos taken had been from last week and the grass was still not cut.

The Special Magistrate granted a 30-day extension.

#### 45. GOMEZ / CASE NO. 25-17692 / 2502 SE BERKSHIRE BLVD

(Clerk's Note: Code Compliance Officer O'Malley presented the case with Code Compliance Officer Gomez.)

Code Compliance Officer O'Malley read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.  
(Clerk's Note: The Respondent was not present.)

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and that violation constitutes a threat to public health, safety, and welfare. He granted all relief requested by the City including the authority to enter the property, abate the violation, and assess the costs.

#### 47. PECO / CASE NO. 26-00335 / 295 SW HOLDEN TER

Code Compliance Officer Peco read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.  
(Clerk's Note: The Respondent was not present.)

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and that violation constitutes a threat to public health, safety, and welfare. He granted all relief requested by the City including the authority to enter the property, abate the violation, and assess the costs.

## 48. ROSE / CASE NO. 26-01077 / 593 SW LAKEHURST DR

Code Compliance Officer Rose read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. (Clerk's Note: The Respondent was not present.) Supervisor Biehl stated that the City was about to be fined because they could not complete the sidewalk project due to the incomplete roundabout, and that the side driveway was also unpermitted.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and that violation constitutes a threat to public health, safety, and welfare. He granted all relief requested by the City including the authority to enter the property, abate the violation, and assess the costs.

## 49. WISE / CASE NO. 25-17869 / 1101 SE MENORES AVE

Code Compliance Officer Wise read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and that violation constitutes a threat to public health, safety, and welfare. He granted all relief requested by the City including the authority to enter the property, abate the violation, and assess the costs.

## 13. Certification of Fines

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

[2026-160](#)

## 51. KASHATUS / CASE NO. 25-14212 / 931 SW MCCOMKLE AVE

Code Compliance Officer Kashatus read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. The Special Magistrate inquired if there had been any improvement since the October Code Violation Hearing, to which Officer Kashatus responded in the negative.

The Deputy City Clerk affirmed Respondent Matthew Pelton, who stated

that he had been off work since 2 weeks before Thanksgiving due to surgery and returned to work 2 weeks ago, and he did not deny that there was a violation. He also stated that the main drainage had not been fixed since he moved in 2016, and he requested 13 additional months to be able to save for the project. The Special Magistrate inquired about programs through the City that could assist Mr. Pelton, to which Supervisor Armstrong responded in the affirmative and discussed a loan program. Supervisor Biehl stated that Public Works had deemed this culvert as blocked, so they don't know if it is necessarily a 'failed' culvert because they could not investigate, so Mr. Pelton would have to dig that out to determine if it is failed in order to qualify for the program.

Mr. Pelton expressed interest in the loan program. The Special Magistrate stated that he would provide an extension, but at the next hearing he would like to know if Mr. Pelton has qualified for the program.

The Special Magistrate found that based on the testimony and evidence, he found that the property remains in violation. He continued the case to March 11, 2026.

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

Code Compliance Officer Dickerson read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Ryan Wynne, Counsel for the Respondent, who stated that due to the freeze, the landscaper advised that some of the trees were now unavailable. He requested additional time and stated that they could pay administrative costs if it helps. Supervisor Armstrong explained the lien modification process, and staff and the Special Magistrate discussed options for additional times and amending the Order. Mr. Wynne stated that everything should be done by Monday.

The Special Magistrate certified the fine.

#### 14. Certification of Fines Special Requests

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

[2026-161](#)

#### 52. GOMEZ / CASE NO. 25-16527 / 1985 SE DRANSON CIR

(Clerk's Note: Code Compliance Officer O'Malley presented the case with Code Compliance Officer Gomez.)

Code Compliance Officer O'Malley read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. (Clerk's Note: The Respondent was not present.)

Based on the testimony and evidence presented, the Special Magistrate found that the Respondent had failed to comply with the deadline set forth in the Violation Hearing, but the property was now in compliance due to the abatement action of the City that had been previously authorized, and he ordered payment of the fines in the amount of \$850 plus the \$411 administrative costs.

#### 53. MENDOZA / CASE NO. 25-12438 / 674 SE STARFISH AVE

Code Compliance Officer Mendoza read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. (Clerk's Note: The Respondent was not present.) Supervisor Knaggs stated that she spoke to the daughter-in-law, who had advised that the owner passed away and it would be going through probate, and that they had no intention of bringing the property into compliance and would be selling it as-is.

Based on the testimony and evidence presented, the Special Magistrate found that the Respondent had failed to comply with the deadline set forth in the Violation Hearing. He certified the fine in the amount of \$125/day, up to a maximum of \$50,000, in addition to the administrative costs of \$411. The Special Magistrate authorized the City, per Section 162.08(5) of the Florida Statutes, to enter the property to abate the health, safety, and welfare violations and assess those costs.

#### 15. How Parties are Notified

The Project Coordinator read the following into the record: 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. The Project Coordinator requested that the Clerk enter the cases into the record and asked the Special Magistrate if he had any questions about any cases with no parties present, to which he responded in the negative.

16. Introduction of Cases Without Parties Present

Code Compliance Manager Knaggs read the following into the record: Regarding the following cases entered into public record, our 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 has failed to appear. The City requests that these cases be found in violation of their respective listed code sections and be given until February 18, 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 following cases without parties present were read into the record by the Project Coordinator:

25-17665 990 SE Bywood Ave  
25-17792 1186 SE Menores Ave

17. Public to be Heard

There were no public comments to be heard.

18. Adjourn

There being no further business, the meeting was adjourned at 10:32 a.m.

---

Jasmin De Freese, Deputy City Clerk

# City of Port St. Lucie

## Special Magistrate Hearing

### Meeting Minutes

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

---

**Wednesday, March 11, 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 Keith Davis Esq. on March 11, 2026, at 9:02 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Keith Davis Esq., Special Magistrate  
Sara Brown, Project Coordinator  
Wesley Armstrong, Code Compliance Supervisor  
Melissa Huckstable, Code Compliance Officer  
Greg Bender, Code Compliance Officer  
Matthew Williams, Code Compliance Officer  
Janna Williams, Lien Services Officer  
Richard Shiller, Deputy City Attorney  
Jasmin De Freese, 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 the Code Compliance Officers.

4. Approval of Minutes

**4.a** Hear Approval of Minutes for 10/1/2025, 10/15/2025 and  
11/12/2025 Cases and Approve the Staff Recommendation

[2026-233](#)

The Special Magistrate approved the meeting minutes as submitted.

5. Late Abatements and/or Postponements

Project Coordinator Brown indicated that the following case was postponed; 25-18042.

Project Coordinator Brown indicated that the following cases were abated; BT-25-00775, 25-18302, and 26-00175.

## 6. Approval of Agenda

The Special Magistrate approved the agenda, as published.

## 7. Introduction of Cases

## 8. Solid Waste Certification of Fines

**8.a** Hear Solid Waste Certification of Fines Cases and Approve the Staff Recommendation[2026-234](#)

There was nothing to be heard under this item.

## 9. Code Violations

**9.a** Hear Code Violations Cases and Approve the Staff Recommendation[2026-235](#)

## 24. HUCKSTABLE / CASE NO. 26-00843 / 332 NW DORCHESTER ST

Code Compliance Officer Huckstable read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. She stated that the Building Inspector had informed her that there were 6 people and 2 dogs living there, and that the property caretaker confirmed that there were 4 people, then they said 5. She noted that there had been no contact with the homeowner until today, and that per Ordinance, you cannot have more than 2 unrelated people living in the home. Supervisor Armstrong discussed permitting, certifications, and reasonable accommodation requests for residential occupancies. Officer Huckstable stated that they found no evidence to show that there was an unlicensed facility being operated there, and that for compliance, any unrelated residents over the amount of 2 people must move out. The Special Magistrate advised that although they had stated that they moved, he would like the City to inspect the property and would make a compliance date to provide time.

The Deputy City Clerk swore in Respondents Keith Arrindell and Maria Ason. Ms. Ason stated that she complied with everything and moved out right away with 3 other people, and they now have 1 tenant there.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by March 18, 2026. He stated that he would accept the City's recommendation and assess a daily fine in the amount of \$50 for every day the violation continues after the compliance deadline, not to exceed \$5,000, as well as the City's administrative cost in the amount of \$411.

**26. WILLIAMS / CASE NO. 25-09748 / 207 SW PORT ST LUCIE BLVD**

Code Compliance Officer Williams read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. He noted that none of the violations required a permit, and that there had been an adequate amount of time to correct the violations.

The Deputy City Clerk swore in Respondent Neel Patel, who stated that they had just finished the landscape and did not have the funds to do the rest, and that his father was the property owner and he had to go to India for some time for treatment. He stated that the dumpster corral door was damaged by FCC and that he had the building repainted, but the sprinklers keep making water spots. He also stated that he did not know about the stop sign, but in his first case the Site Plan did not show this so it may have been amended.

The Special Magistrate inquired with the City as to how long they think it would take to comply, to which the City replied that they would leave the decision to the Special Magistrate, but they did not object to a 60-day extension.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by May 15, 2026. He stated that if compliance was not met, the City could re-notice the case.

**10. Code Violations Special Requests**

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

[2026-236](#)

There was nothing to be heard under this item.

**11. Vacant Lot Violations**

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

[2026-237](#)

There was nothing to be heard under this item.

**12. Certification of Fines**

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

[2026-238](#)

There was nothing to be heard under this item.

---

**13. Certification of Fines Special Requests**

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

[2026-239](#)

41. BENDER / CASE NO. 25-10038 / 2138 SW JANETTE AVE

Code Compliance Officer Bender read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. He noted that this had been abated and it is currently in compliance.

Supervisor Armstrong stated that there had been a previous fence violation that had now been taken care of, so the City was looking to recoup those costs.

The Deputy City Clerk swore in Respondent Craig Dawson, who stated that he has now hired landscapers.

Based on the testimony and evidence presented, the Special Magistrate found that the property was now in compliance, but fees needed to be assessed. He certified the fine in the amount of \$225 for the November 17th abatement and administrative costs of \$411.

**14. Vacant Lot Certification of Fines**

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

[2026-240](#)

There was nothing to be heard under this item.

**15. Determine Violation**

- 15.a** Hear Case Presentations to Determine Violation of City Code  
and Set Compliance Deadline

[2026-245](#)

The following Business Tax cases without parties present were read into the record by the Project Coordinator:

BT-25-00777 2200 SW Gatlin Blvd  
BT-25-00086 500 NW Haven St  
BT-25-00775 1225 SE Port St. Lucie Blvd  
BT-25-00782 1319 SW South Macedo Blvd  
BT-25-00751 542 NW University Blvd Ste 101

Business Tax Compliance Officer Mathew Rouselle read the following into the record: Regarding the following cases entered into public record, our Business Tax Compliance Officers investigated the businesses and found

violations to exist. A reasonable date for compliance was subsequently given, but upon re-investigation 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 1 week from their hearing date 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.

(Clerk's Note: The Project Coordinator then read how the parties were notified, item 17.)

(Clerk's Note: The following was added to the record for item #25.)

Supervisor Armstrong stated that for case 25-11937, a Joint Stipulation Agreement had been created, and the Special Magistrate stated that he would sign the agreement.

16. Modification Requests

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

[2026-246](#)

Janna Williams, Lien Services Department, stated that these modifications are requested by the applicant. They are 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 assets of the City. Per City ordinance, the Special Magistrate has authority to modify these liens, agenda items 2 through 11.

17. How Parties are Notified

The Project Coordinator read the following into the record: 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. The Project Coordinator requested that the Clerk enter the cases into the record and

asked the Special Magistrate if he had any questions about any cases with no parties present, to which he responded in the negative.

18. Introduction of Cases Without Parties Present

Code Compliance Supervisor Armstrong read the following into the record: Regarding the following cases entered into public record, our 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 has failed to appear. The City requests that these cases be found in violation of their respective listed code sections and be given until February 18, 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 following cases without parties present were read into the record by the Project Coordinator:

25-13936 1225 SE Port St. Lucie Blvd  
25-18159 149 NW Bayshore Blvd  
25-11440 1012 SW Jacqueline Ave  
25-13646 1718 SW Carolina St  
26-00238 774 SW Dalton Cir  
25-18470 2625 SW Altamira Ave  
25-18679 2821 SW Teulon Ct  
26-00065 3324 SE East Snow Rd  
25-00295 1636 SW Lexington Dr  
26-00405 1892 SW Macarthur Ave  
26-01061 1578 SW Paar Dr

19. Public to be Heard

There were no public comments to be heard.

20. Adjourn

There being no further business, the meeting was adjourned at 9:50 a.m.

---

Jasmin De Freese, Deputy City Clerk

# City of Port St. Lucie

## Special Magistrate Hearing

### Meeting Minutes

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

---

**Wednesday, March 18, 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 Keith Davis at 9:00 AM on March 18, 2026, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Keith Davis, Special Magistrate  
Roque Gomez, Code Compliance Officer  
Miguel Mendoza, Code Compliance Officer  
Sarah Peco, Code Compliance Officer  
Brandon Wise, Code Compliance Officer  
Wesley Armstrong, Code Compliance Manager  
Sara Brown, Neighborhood Services  
Rachel Knaggs, 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

**4.a** Hear Approval of Minutes for 1/28/2026 Cases and Approve  
the Staff Recommendation

[2026-255](#)

Special Magistrate Davis approved the Special Magistrate Hearing minutes of 1/28/2026.

5. Late Abatements and/or Postponements

Sara Brown, Neighborhood Services, indicated Case No. 25-18479, Case No. 25-17645, and Case No. 25-18252 were postponed.

6. Approval of Agenda

Special Magistrate Davis approved the agenda with the postponements as

noted.

7. Introduction of Cases

8. Code Violations

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

[2026-256](#)

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

**#3. GOMEZ / CASE NO. 25-18114 / 1073 SE BETHUME CT**

Code Compliance Officer Roque Gomez read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, inoperative vehicle, and open storage - taken at the time of the inspections.

The Deputy City Clerk swore in Respondents Linda Rec and Christopher Rec. Mr. Rec explained the open storage was for remodeling their house and the inoperative vehicle is being restored.

Code Compliance Officer Gomez further explained the inoperative vehicle violation. Mr. Rec stated he was being targeted by his neighbor who is a City employee.

Rachel Knaggs indicated any permits on the property that correlate with the items outside would not be considered open storage, but there are no active permits for this property. Mr. Rec stated he could remove the outside storage.

Special Magistrate Davis stated the City has proper notice and the property remains in violation as cited. He set a compliance date of April 3, 2026. Special Magistrate Davis indicated the City can re-notice the case, if it needs to be brought back for further attention.

9. Code Violations Special Requests

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

[2026-257](#)

**#20. MENDOZA / CASE NO. 25-10004 / 542 SE SEAHOUSE DR**

Code Compliance Officer Miguel Mendoza read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, high grass and weeds, and exterior structure - 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 granted all the relief requested by the City. Special Magistrate Davis set a compliance date of 3/25/2026. He stated the high grass and weeds constitute a threat to the public health, safety, and welfare, and authorized the City to enter the property to abate the violation and assess the costs.

**#21. MENDOZA / CASE NO. 26-00186 / 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, high grass and weeds, and postings of current and prior postings - taken at the time of the inspections. He stated the house is vacant.

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 stated the high grass and weeds constitute a threat to the public health, safety, and welfare. Special Magistrate Davis granted all the relief requested by the City and set a compliance date of 3/25/2026. He authorized the City to enter the property to abate the health, safety, and welfare violation and assess the costs.

**#22. PECO / CASE NO. 25-14380 / 480 SW LAKEHURST DR**

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 notice - 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 granted all the relief requested by the City. Special Magistrate Davis set a compliance date of 3/25/2026. He authorized the City to enter the property to abate the health, safety, and welfare violation of high grass and weeds and assess those costs.

**#23. WISE/ROSE / CASE NO. 25-16024 / 401 NW LINCOLN AVE**

Code Compliance Officer Brandon Wise read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, shutters, and high grass and weeds - 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. Special Magistrate Davis stated the high grass and weeds violation constitutes a threat to the public health, safety, and welfare and granted all the relief requested by the City. He set a compliance date of 3/25/2026 as well as authorized the City to enter the property to abate the health, safety, and welfare violation and assess the costs.

10. Certification of Fines

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

[2026-258](#)

#25. MENDOZA / CASE NO. 25-12440 / 755 SE ALBATROSS AVE

(Clerk's Note: The Certification of Fines cases were heard first and prior to the Code Violation cases.)

Code Compliance Officer Miguel Mendoza was sworn in at this time. He read the Case Presentation and Staff's recommendations into the record. Code Compliance Officer Mendoza presented photos - of the subject property, front of garage, pipe completely covered, left side of house, back side of house with broken door and window, and broken screens on the back patio - taken at the time of the inspections. He indicated the property is vacant.

The Deputy City Clerk swore in Respondent Steven Hanna via Zoom, who explained he recently inherited the house from his grandmother who has health issues. Respondent Hanna indicated he has a police report that states the house has been broken into by juveniles and they destroyed the inside. He stated he just became aware of this and will be addressing everything ASAP.

Special Magistrate Davis accepted the City's recommendation and explained that once Respondent Hanna gets the property in compliance, he can request a mitigation or reduction of the accrued fine. He stated he found proper notice and that the property has not complied with the order finding violation from December 10, 2025. Special Magistrate Davis certified the fine and granted the relief requested by the City, including the \$411 in administrative costs.

Respondent Hanna inquired if the fine would be reduced by a certain percentage. Rachel Knaggs, Neighborhood Services, stated she spoke with Respondent Hanna on 3/3/2026 and explained the process. She noted that before applying for a modification, the property needs to be brought into compliance.

**#24. GOMEZ / CASE NO. 25-06891 / 2297 SE SEAMIST ST**

Code Compliance Officer Roque Gomez read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, posting of property, accessory structure area, fence and overgrowth, and exterior structure mold and mildew - taken at the time of the inspections.

The Deputy City Clerk swore in Respondent Serana Latortue, who explained the property belonged to a family member with health issues and the property has been transferred to her. She stated she has been providing care, trying to correct the violations, and working. Respondent Latortue indicated she has removed some of the overgrowth, will be removing the fence, and is painting the house.

Special Magistrate Davis told Respondent Latortue to stay in touch with Code Compliance Officer Gomez on her progress. Respondent Latortue inquired about the overgrowth, specifically the mango and coconut trees, to which Code Compliance Officer Gomez stated the trees were not an issue.

Special Magistrate Davis stated he found proper notice and the property remains in violation. He certified the fine and granted the relief requested by the City, including the administrative costs of \$411. Special Magistrate Davis indicated that Respondent Latortue can get the fine mitigated once the property is in compliance. Respondent Latortue requested a two-week extension prior to the fine starting. Special Magistrate Davis stated it has been three months, so he denied her request.

**#27. PECO / CASE NO. 25-00860 / 412 SE MAJESTIC TER**

Code Compliance Officer Sarah Peco read the Case Presentation and Staff's recommendations into the record. She presented photos - of the subject property, cracked driveway in disrepair, culvert pipe that needs cleaned, and posting of property - taken at the time of the inspections.

The Deputy City Clerk swore in Respondent Niria Gerardi, who explained

she purchased the house with the driveway in this condition. She stated her parents recently passed and she has not been at the house. Respondent Gerardi indicated she did not receive the results of the City's soil testing or the notice to appear in December, even though she forwarded her address. She requested additional time, as she needs to get a permit to fix the pipe.

Special Magistrate Davis requested the City to confirm the address the notice was sent to. Code Compliance Officer Peco stated the mailing was sent to the address on file, which is the address of the property in question.

Respondent Gerardi inquired about digging out the pipe. Code Compliance Officer Peco stated a permit was required for the area over the culvert pipe. She indicated Public Works has verified the pipe does not need to be replaced, but the dirt and debris needs to be dug out so the water can flow through. She explained the cracks in the driveway need to be repaired.

Special Magistrate Davis stated he found proper notice and that the property remains in violation, based on the evidence and testimony. He accepted the City's recommendation and certified the fine, including the administrative costs. Special Magistrate Davis indicated that Respondent Gerardi will have an opportunity to mitigate the fine once the property is in compliance.

Respondent Gerardi inquired if it was legal to sell the house with the cracked driveway. Special Magistrate Davis stated that people purchase code violations everyday. He indicated the statute requires the seller to inform the buyer of any code violations.

#### #30. WISE / CASE NO. 25-10875 / 1224 SE LADNER ST

Code Compliance Officer Brandon Wise read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, posting of property, damaged fence, damaged soffit, bathroom window with torn screen/cracked frame, and front porch with torn screen - taken at the time of the inspections.

The Deputy City Clerk swore in Respondents Jean Addely Romain and Marthe Darline Jean, who indicated they needed a Creole interpreter. Special Magistrate Davis asked the Respondents to have a seat to see if a translator can be located.

(Clerk's Note: Case No. 25-15787 was heard at this time.)

Special Magistrate Davis inquired about the availability of an interpreter. Rachel Knaggs indicated the case will need to be postponed, as an interpreter was not available. Sara Brown recalled the case for the record. Deputy City Attorney Shiller suggested continuing this case to the next hearing, so they can coordinate with the interpreter. He stated the City will re-notice the hearing.

Respondent Jean asked to speak, but Special Magistrate Davis stated he would wait until the next hearing when an interpreter is present.

## 11. Certification of Fines Special Requests

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

[2026-259](#)

(Clerk's Note: The Certification of Fines Special Requests cases were heard after the Certification of Fines and prior to the Code Violation cases.)

#### #40. MENDOZA / CASE NO. 25-15787 / 741 SE VOLTAIR TER

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, backyard with open storage, and posting of notice - taken at the time of the inspections.

Wesley Armstrong explained the case started due to high grass and weeds, and the vendor was not comfortable mowing the lawn due to the open storage. He stated that vendors removed the open storage in a prior case on this property and now the Respondent has the same open storage issue.

The Deputy City Clerk swore in Respondent Natalia Dellisanti. She explained her son was cutting the lawn, but the lawnmower is broken. She stated the backyard has been cleaned up by her son as well. Special Magistrate Davis stated the City needs to re-inspect and verify the property is in compliance.

Special Magistrate Davis stated he found proper notice and that Respondent Dellisanti is present at today's hearing. Based on the testimony and the evidence, he stated the property remains in violation as cited. Special Magistrate Davis indicated the violation of open storage accumulation constitutes a threat to the public health, safety, and welfare. He granted all the relief requested by the City, including certifying the fine in the amount of \$25.00 per day, up to the maximum of \$50,000. He also

assessed the costs of \$225.00 for the previous abatement activity and the administrative costs of \$411.00. Special Magistrate Davis authorized the City to continue to enter the property to abate the health, safety, and welfare violation and assess those costs.

Respondent Dellisanti inquired as to when the fine will start. Special Magistrate Davis stated the fine starts today and will stop when everything is cleaned up. He explained the additional costs and the possibility of a lien being placed against the property.

**#41. GOMEZ / CASE NO. 25-15458 / 1791 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 before and after the City cut the grass and posting of notice - taken at the time of the inspections. Code Compliance Officer Gomez stated the City was asking for reimbursement of the abatement and administrative costs

Special Magistrate Davis stated he found proper notice and that the Respondent is not present at today's hearing. He indicated the property is now in compliance, due to the abatement activity by the City. Special Magistrate Davis granted all the relief requested by the City, including the abatement cost of \$395.00 and the administrative costs of \$411.00.

**#42. GOMEZ / CASE NO. 25-17160 / 2322 SE MASLAN AVE**

Code Compliance Officer Roque Gomez 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 notice - taken at the time of the inspections.

Special Magistrate Davis stated he found proper notice and that the Respondents are not present at today's hearing. He indicated the property is now in compliance, due to the abatement activity by the City. Special Magistrate Davis assessed the abatement cost of \$395.00 and the administrative costs of \$411.00.

**#37. MENDOZA / CASE NO. 25-09400 / 1633 SE SHEPARD LN**

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 - taken at the time of the inspections.

Special Magistrate Davis stated he found proper notice and that no one was in attendance to represent the Respondent at today's hearing. He indicated the property is now in compliance, due to the abatement activity by the City. Special Magistrate Davis granted all the relief requested by the City, including certifying the fine in the amount of \$50.00/day, up to a maximum fine of \$50,000, for the period of noncompliance that began October 2, 2025, until it was abated. He also assessed the abatement cost of \$395.00 and the administrative costs of \$411.00.

#38. MENDOZA / CASE NO. 25-10216 / 1300 SE NAVAJO LN

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 notice - taken at the time of the inspections.

Special Magistrate Davis stated he found proper notice and that the Respondent is not present at today's hearing. He indicated the property is now in compliance, due to the abatement activity by the City. Special Magistrate Davis assessed the abatement cost of \$225.00 and the administrative costs of \$411.00.

#39. MENDOZA / CASE NO. 25-14464 / 1196 SE SABINA LN

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 notice - taken at the time of the inspections.

Special Magistrate Davis stated he found proper notice and that the Respondent is not present at today's hearing. He indicated the property is now in compliance, due to the abatement activity by the City. Special Magistrate Davis assessed the abatement cost of \$225.00 and the administrative costs of \$411.00.

#43. WISE / CASE NO. 25-17626 / 1566 SE SUNSHINE AVE

Code Compliance Officer Brandon Wise 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, posting of notice, and unmaintained pool - taken at the time of the inspections. He stated the homeowner has indicated that he will be selling the house and does not intend to address the violations.

Special Magistrate Davis stated he found proper notice and that the Respondent is not present at today's hearing. He indicated 41.09(a) remains in violation and 41.08(b) is in compliance due to the abatement activity by the City. Special Magistrate Davis ratified and reaffirmed the abatement authority for the high grass and weeds and granted all other relief requested by the City. He certified the fine of \$25.00 per day, up to a maximum of \$50,000, for the period of noncompliance beginning December 11, 2025, and continuing until compliance is achieved. Special Magistrate Davis also assessed the abatement cost of \$225.00 and the administrative costs of \$411.00.

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

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 March 25, 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:

#25-17402 - 2212 SE Maslan Ave

#26-00609 - 1422 SE Arenson Ln

#25-17651 - 1952 SE Manth Ln

#25-17668 - 1067 SE Lansdowne Ave  
#25-11615 - 222 SW Chandler Ter  
#25-12756 - 237 SW Starfish Ave  
#25-15003 - 1109 SE Airoso Blvd  
#25-15187 - 1443 SE Airoso Blvd  
#25-15247 - 232 SW Molloy St  
#25-16010 - 301 SW Lucero Dr  
#25-18596 - 685 SW Fairview Ave  
#26-00254 - 365 SW Todd Ave  
#25-08634 - 1491 SE Grapeland Ave  
#25-18556 - 2949 SE Treasure Island Rd  
#25-18672 - 2081 SE Hideaway Cir

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 re-inspection 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:

#25-12450 - 649 SE Capon Ter  
#25-15550 - 198 SW Fairway Ter  
#25-17241 - 557 SW Duval Ave  
#25-11963 - 2092 SE Parkwood Cir  
#25-11964 - 1932 SE Gibbs Ave  
#25-12872 - 1699 SE Elkart Ter  
#25-14467 - 1173 SE Stewart Rd  
#25-14991 - 2586 SE Perugia St  
#25-16917 - 2252 SE Flanders Road

Special Magistrate Davis stated he found proper notice on the above cases and 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 10:44AM.

Shanna Donleavy, Deputy City Clerk

---

Typed by: Traci Mehl, Deputy City Clerk



## Agenda Summary

2026-438

---

**Agenda Date:** 5/13/2026

**Agenda Item No.:** 8.a

---

Placement: New Business

Action Requested: Motion / Vote

Hear Solid Waste Certification of Fines Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Special Projects Coordinator, NSD.

Strategic Plan Link: The City's Goal of safe, clean, and beautiful.

Presentation Information: For cases where a party is present, the Code Compliance Officer will present their case findings and then an opportunity for the party present to testify will be given.

Staff Recommendation: Move that the Council Certify the civil penalty and disposal fee for the property.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Certify the civil penalty and disposal fee for the property.
2. Move that the Council not certify or approve the presented case and provide staff direction.

Background: The Special Magistrate is an attorney and member of the Florida Bar who is appointed by the City Council to preside over code enforcement matters. The Special Magistrate has the jurisdiction and authority to hear and decide alleged violations and exercise the powers of a Code Enforcement Board as provided in chapter 162, Florida Statutes.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

*NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.*

## Solid Waste Certification of Fines

#	Specialist	Case No.	Respondent(s)	Respondent Address
	Emmert	26-00631	Ameena Khan (TR)	212 NW MAGNOLIA LAKES BLVD
	Matute	26-01595	IH6 Property Florida LP	1710 SW BUTTERCUP AVE
	Matute	26-01637	Shawn A Cardoso	956 SE BROWNING AVE
	Matute	26-02254	2019-1 IH BORROWER LP	1385 SE PROCTOR LN
	Mendoza	26-00683	Shawn P Blankenship & Tashana Blankenship	1125 SW SUDDER AVE
	Mendoza	26-00686	Mario Chavis & Tierra Holloway	1165 SW SUDDER AVE
	Mendoza	26-01858	IH6 Property Florida LP	673 SE STARFISH AVE
	Miller	26-01837	Opendoor Property Trust I	681 SW MCCOY AVE
	Velardo	26-01242	Luis Eduardo Betancur Cano & Carolina Hoyos	1025 SW SARTO LN
	Velardo	26-01480	DJB Property Group LLC	1225 SW HUNNICUT AVE
	Velardo	26-01661	Ina W Bell	374 SW DE GOUVEA TER
	Velardo	26-01928	IH6 Property Florida LP	2498 SE TIFFANY AVE
	Velardo	26-02146	Jean Boulos Salomon & Huguette Salomon	410 SW KENTWOOD RD



Agenda Summary  
2026-440

---

**Agenda Date:** 5/13/2026

**Agenda Item No.:** 9.a

---

Placement: New Business

Action Requested: Motion / Vote

Hear Vacate Requests Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Special Projects Coordinator, NSD.

Strategic Plan Link: The City's Goal of safe, clean, and beautiful.

Presentation Information: For cases where a party is present, the Code Compliance Officer will present their case findings and then an opportunity for the party present to testify will be given.

Staff Recommendation: Move that the Council Approves to vacate liens presented.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Approves to vacate liens presented.
2. Move that the Council not certify or approve the presented case and provide staff direction.

Background: The Special Magistrate is an attorney and member of the Florida Bar who is appointed by the City Council to preside over code enforcement matters. The Special Magistrate has the jurisdiction and authority to hear and decide alleged violations and exercise the powers of a Code Enforcement Board as provided in chapter 162, Florida Statutes.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

*NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.*

## Vacate Requests

#	Division	Case No.	Respondent(s)	Respondent Address
	Code	25-12397	Gabriela Marcus & Richard Cancino	2602 SW MONTERREY LN



Agenda Summary  
2026-441

---

**Agenda Date:** 5/13/2026

**Agenda Item No.:** 10.a

---

Placement: New Business

Action Requested: Motion / Vote

Hear Code Violations Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Special Projects Coordinator, NSD.

Strategic Plan Link: The City's Goal of safe, clean, and beautiful.

Presentation Information: For cases where a party is present, the Code Compliance Officer will present their case findings and then an opportunity for the party present to testify will be given.

Staff Recommendation: Move that the Council Find that the properties are in violation of the City Code and approve the compliance date as requested.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Find that the properties are in violation of the City Code and approve the compliance date as requested.
2. Move that the Council not certify or approve the presented case and provide staff direction.

Background: The Special Magistrate is an attorney and member of the Florida Bar who is appointed by the City Council to preside over code enforcement matters. The Special Magistrate has the jurisdiction and authority to hear and decide alleged violations and exercise the powers of a Code Enforcement Board as provided in chapter 162, Florida Statutes.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

*NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.*

## Code Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Armendarez	25-15059	Diane D Lynn & William J Darby	143 SW MILBURN CIR
	Diaz	26-01059	Catalina Palms Homeowners Association Inc	0 TBD – Parcel # 4329-800-0050-000-3
	Diaz	26-01936	LAKE WORTH PROPERTY ENTERPRISES, LLC	1795 NW ST LUCIE WEST BLVD
	Dickerson	25-15190	Gatlin Professional Plaza LLC	1389 SW GATLIN BLVD
	Dickerson	25-15607	2277 SE Lennard Rd LLC	2277 SE Lennard RD
	Dickerson	25-18397	Ravello POA Inc	0 TBD – Parcel# 4415-501-0005-000-9
	Dickerson	26-01904	MISS Incorporated of the TC	3851 SW Port St Lucie Blvd
	Dickerson	26-02412	Final Frontier Plaza LLC	2130 SW HAYWORTH AVE
	Gomez	26-03824	Michelle Thew	2043 SE BERKSHIRE BLVD
	Huckstable	26-02883	Lucia Victoria Silva Esposito & Victor Jesus Silva Esposito	634 SW Bolin CT
	Huckstable	26-03966	Keith Arrindell & Christine Arrindell	332 NW DORCHESTER ST
	Herzog	25-12923	Evinc Pierre & Carla D Pierre	1761 SW CYCLE ST
	Herzog	25-16777	Israel Amaro & Jennifer M Amaro	2321 SE Belvedere St
	Herzog	25-17319	Curtis Gardner & Christie Gardner	742 SE Academy Ln
	Herzog	25-17845	Celeste Raisa Cuffy	601 SW Sandbar Ter
	Herzog	26-00280	Terrence M Toohey & Michele S Kamdar	2541 SE Hemsing St
	Herzog	26-01621	Corby S Henderson	2901 SW Birtle CT
	Herzog	26-01759	Andrea M Moyles (LF EST)	155 SW Glenwood Dr
	Herzog	26-01763	Elbia Pascual & Tomas Pascual-Juan	861 SW Canary TER
	Herzog	26-02018	Donald G Dawkins	325 SW Tulip Blvd
	Williams	25-02978	Nino Enterprises LLC	166 SW PORT ST LUCIE BLVD

	Williams	25-09077	Biltmore Commons LLC	849 SW Biltmore St
	Williams	25-09275	Biltmore Commons LLC	561 SW Biltmore St
	Williams	25-15301	District Council of the Treasure Coast	697 SW Biltmore St
	Williams	26-02117	491 SW PSL Real Estate LLC	491 SW PORT ST LUCIE BLVD
	Williams	26-02471	Raven Parc Maintenance Assn	0 SW Biltmore St – Parcel ID #3420-560-2256-000-3
	Williams	26-02672	Mohammed Rashidul & Knondker Rashidul	934 SW Biltmore St
	Williams	26-02765	Marcos Rodrigues Desouza	1265 SW Biltmore St
	Williams	26-03004	MacKenzi Group Llc	1520 SE SOUTH NIEMEYER CIR



Agenda Summary  
2026-442

---

**Agenda Date:** 5/13/2026

**Agenda Item No.:** 11.a

---

Placement: New Business

Action Requested: Motion / Vote

Hear Code Violations Special Requests Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Special Projects Coordinator, NSD.

Strategic Plan Link: The City's Goal of safe, clean, and beautiful.

Presentation Information: For cases where a party is present, the Code Compliance Officer will present their case findings and then an opportunity for the party present to testify will be given.

Staff Recommendation: Move that the Council Find that the properties are in violation of the City Code and approve the compliance date as requested.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Find that the properties are in violation of the City Code and approve the compliance date as requested.
2. Move that the Council not certify or approve the presented case and provide staff direction.

Background: The Special Magistrate is an attorney and member of the Florida Bar who is appointed by the City Council to preside over code enforcement matters. The Special Magistrate has the jurisdiction and authority to hear and decide alleged violations and exercise the powers of a Code Enforcement Board as provided in chapter 162, Florida Statutes.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

*NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.*

### Code Violations Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Gomez	26-03299	Marcel Landry	1837 SE BALLETO ST
	Gomez	26-03604	Raymond Vidal & Julianna Costanzo	2322 SE MASLAN AVE
	Gomez	26-04593	Patrick Richardson (EST)	1791 SE RIDGEWOOD ST
	Gomez	26-04871	BAF Assets 3 LLC	2250 SE BARON ST
	Herzog	26-04504	Mary Clarke	2044 SW MCALLISTER LN
	Mendoza	26-04262	Jack Grant Maxwell (LF EST)	938 SE BROWNING AVE
	Mendoza	26-05369	American Homes 4 Rent Properties Seven LLC Attn: Property Tax Department	2279 SE TRILLO ST
	Mendoza	26-05794	Denarvis Gallagher	2241 SE MANOR AVE
	Peco	26-05159	Jovan A Norman	332 SE MAJESTIC TER
	Wise	26-04509	Novelette Holness & Knottalee Knott	1126 SE MCFARLANE AVE



## Agenda Summary

2026-443

---

**Agenda Date:** 5/13/2026

**Agenda Item No.:** 12.a

---

Placement: New Business

Action Requested: Motion / Vote

Hear Vacant Lot Violations Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Special Projects Coordinator, NSD.

Strategic Plan Link: The City's Goal of safe, clean, and beautiful.

Presentation Information: For cases where a party is present, the Code Compliance Officer will present their case findings and then an opportunity for the party present to testify will be given.

Staff Recommendation: Move that the Council Find that the properties are in violation of the City Code and approve the compliance date as requested.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Find that the properties are in violation of the City Code and approve the compliance date as requested.
2. Move that the Council not certify or approve the presented case and provide staff direction.

Background: The Special Magistrate is an attorney and member of the Florida Bar who is appointed by the City Council to preside over code enforcement matters. The Special Magistrate has the jurisdiction and authority to hear and decide alleged violations and exercise the powers of a Code Enforcement Board as provided in chapter 162, Florida Statutes.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

*NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.*

## Vacant Lot Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Huckstable	26-01068	Joanne Brown	1832 SW LEWIS ST



Agenda Summary  
2026-444

---

**Agenda Date:** 5/13/2026

**Agenda Item No.:** 13.a

---

Placement: New Business

Action Requested: Motion / Vote

Hear Certification of Fines Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Special Projects Coordinator, NSD.

Strategic Plan Link: The City's Goal of safe, clean, and beautiful.

Presentation Information: For cases where a party is present, the Code Compliance Officer will present their case findings and then an opportunity for the party present to testify will be given.

Staff Recommendation: Move that the Council Certify the lien, daily fine and administrative charges on the property.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Certify the lien, daily fine and administrative charges on the property.
2. Move that the Council not certify or approve the presented case and provide staff direction.

Background: The Special Magistrate is an attorney and member of the Florida Bar who is appointed by the City Council to preside over code enforcement matters. The Special Magistrate has the jurisdiction and authority to hear and decide alleged violations and exercise the powers of a Code Enforcement Board as provided in chapter 162, Florida Statutes.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

*NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.*

### Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Dickerson	25-13936	Rosecan Realty Ltd	1225 SE PORT ST LUCIE BLVD
	Dickerson	25-18159	Hess Realty LLC c/o Ryan LLC	149 NW BAYSHORE BLVD
	Herzog	25-09686	Paul F McLaughlin & Mary A McLaughlin (Est)	120 SW BRANDON AVE
	Herzog	25-11318	La Autentica LLC	189 SW DALTON CIR
	Herzog	25-11440	Robert Giesemann	1012 SW JACQUELINE AVE
	Herzog	25-16694	Michelline Vilfranc	2895 SW ANN ARBOR RD



## Agenda Summary

2026-445

---

**Agenda Date:** 5/13/2026

**Agenda Item No.:** 14.a

---

Placement: New Business

Action Requested: Motion / Vote

Hear Certification of Fines Special Requests Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Special Projects Coordinator, NSD.

Strategic Plan Link: The City's Goal of safe, clean, and beautiful.

Presentation Information: For cases where a party is present, the Code Compliance Officer will present their case findings and then an opportunity for the party present to testify will be given.

Staff Recommendation: Move that the Council Certify the lien, daily fine and administrative charges on the property.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Certify the lien, daily fine and administrative charges on the property.
2. Move that the Council not certify or approve the presented case and provide staff direction.

Background: The Special Magistrate is an attorney and member of the Florida Bar who is appointed by the City Council to preside over code enforcement matters. The Special Magistrate has the jurisdiction and authority to hear and decide alleged violations and exercise the powers of a Code Enforcement Board as provided in chapter 162, Florida Statutes.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

*NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.*

**Certification of Fines Special Requests**

#	Code Officer	Case No.	Respondent(s)	Respondent Address



## Agenda Summary

2026-446

---

**Agenda Date:** 5/13/2026

**Agenda Item No.:** 15.a

---

Placement: New Business

Action Requested: Motion / Vote

Hear Vacant Lot Certification of Fines Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Special Projects Coordinator, NSD.

Strategic Plan Link: The City's Goal of safe, clean, and beautiful.

Presentation Information: For cases where a party is present, the Code Compliance Officer will present their case findings and then an opportunity for the party present to testify will be given.

Staff Recommendation: Move that the Council Certify the lien, daily fine and administrative charges on the property.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Certify the lien, daily fine and administrative charges on the property.
2. Move that the Council not certify or approve the presented case and provide staff direction.

Background: The Special Magistrate is an attorney and member of the Florida Bar who is appointed by the City Council to preside over code enforcement matters. The Special Magistrate has the jurisdiction and authority to hear and decide alleged violations and exercise the powers of a Code Enforcement Board as provided in chapter 162, Florida Statutes.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

*NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.*

## Vacant Lot Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address

Next Magistrate Hearing – May 20, 2026 SM Davis

Note: This agenda is subject to change daily and may also have deletions prior to the scheduled hearing date.